

1365

KIPLING ST

LAKEWOOD, CO 80215

\$775,000

SALE PRICE



FREESTANDING OFFICE BUILDING

1,644 SF



PHILLIP A. YEDDIS

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 **UNIQUE**
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	1365 Kipling St Lakewood, CO 80215
Sale Price	\$775,000
Building Size	1,644 SF
Lot Size	14,375 SF (0.33 AC)
Garage Size	660 SF
Parking	Off Street (8 Spaces)
Year Built	1942
Signage	Available
Zoning	1-R

PROPERTY DESCRIPTION

Rare move-in ready office building. Live/ work opportunity. Ideal for professional services, child day care, CPA, attorney, insurances company, and more.

- Signage on Kipling.
- Move-in ready, charming functional design.
- Two-car detached garage (660 SF) can be used as additional office space.
- Large fenced patio
- Thriving Lakewood neighborhood
- Two separate entrances
- Basement storage (449 SF)



ADDITIONAL PHOTOS



SITE AERIAL



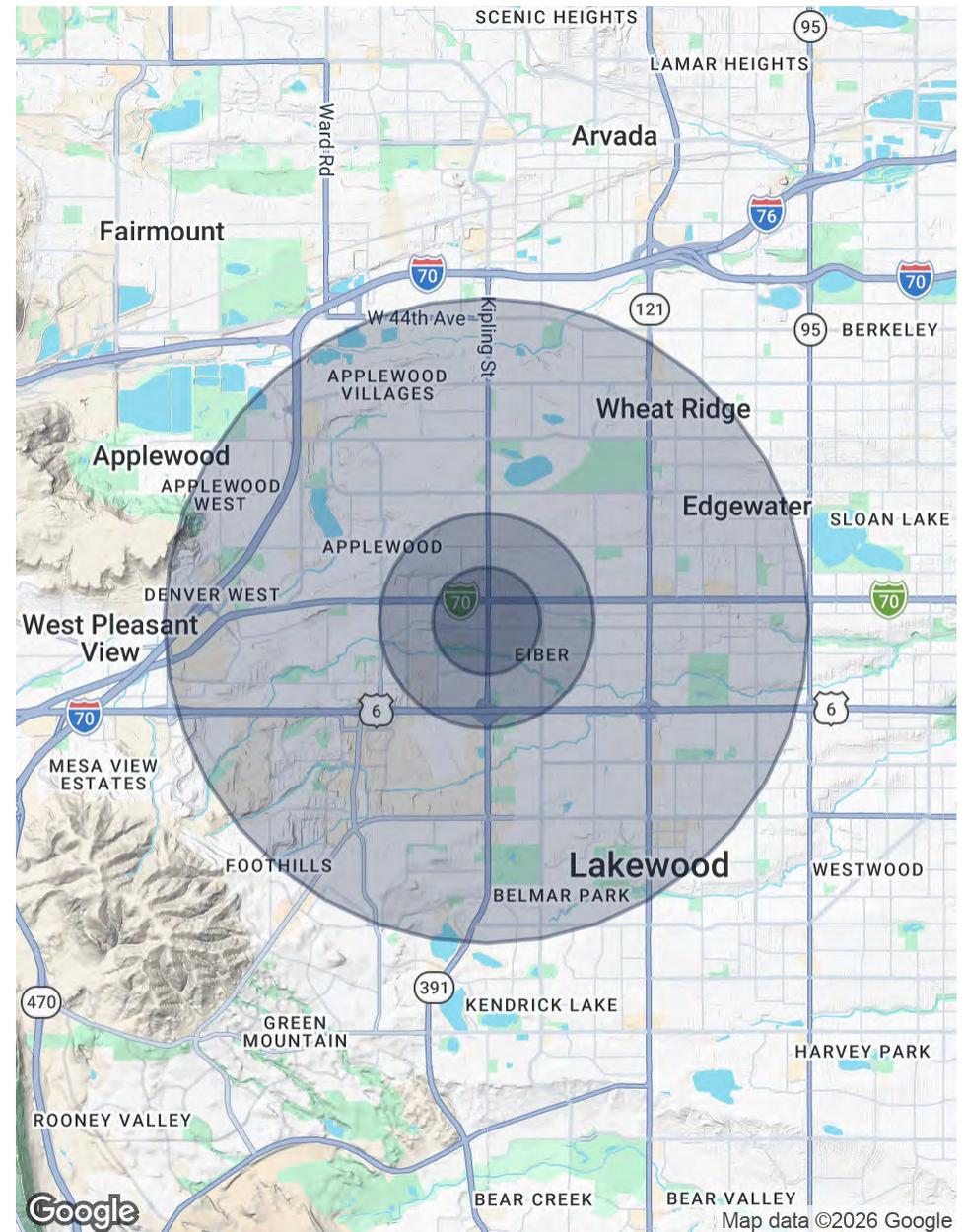
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,303	11,730	109,918
Average Age	42	42	42
Average Age (Male)	40	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,497	5,451	48,977
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$89,044	\$89,011	\$108,477
Average House Value	\$668,839	\$633,666	\$656,818

TRAFFIC COUNTS			
37,987 VPD	Kipling St	W 13th Pl S	0.03 mi
32,049 VPD	Kipling St	W 13th Ave	0.07 mi
35,654 VPD	Kipling St	W 14th Pl S	0.12 mi

Demographics data derived from AlphaMap





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