

FOR SALE



OFF SITE GARAGES OF 6TH AVE STORAGE CONDOS

570 Ames Street
Lakewood, CO 80226



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com
www.expcommercial.com

Property Summary

570 Ames Street, Lakewood, CO 80226

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Price: \$379,999

Size: 1,100sf (50'X 20')

Overhead door: 16ft high X 15.5' wide

Heat

A/C - brand new mini split installed

Mezzanine - 315 sf (not included in sf)

PROPERTY HIGHLIGHTS

- Price: \$379,999
- Size: 1,100sf (50'X 20')
- Overhead door: 16ft high X 15.5' wide

OFFERING SUMMARY

Sale Price: \$379,999

Building Size: 1,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,565	7,846
Total Population	1,202	4,594	20,593
Average HH Income	\$70,790	\$71,512	\$80,975

Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com

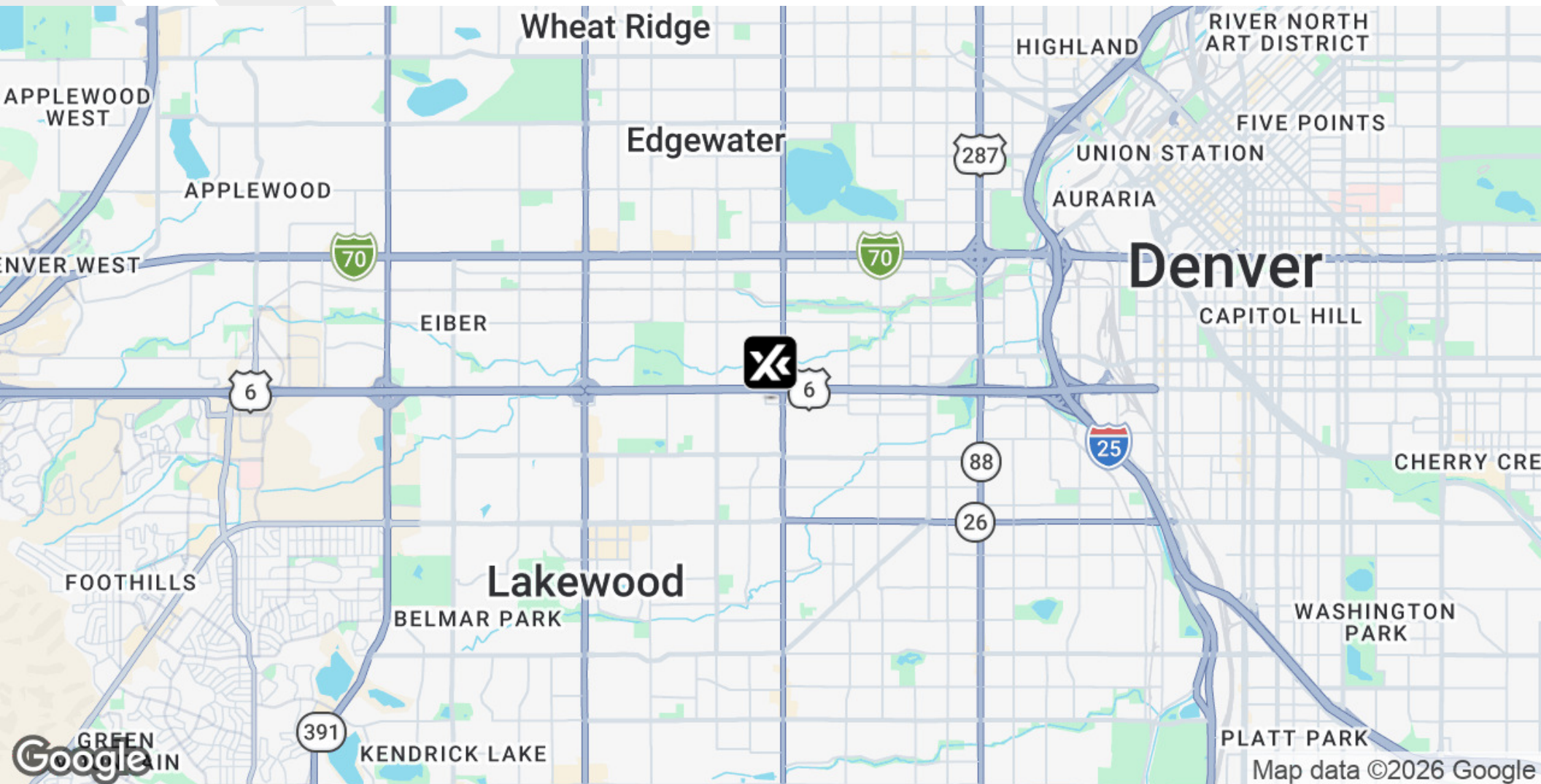


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

570 Ames Street, Lakewood, CO 80226

FOR SALE



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

570 Ames Street, Lakewood, CO 80226

FOR SALE



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

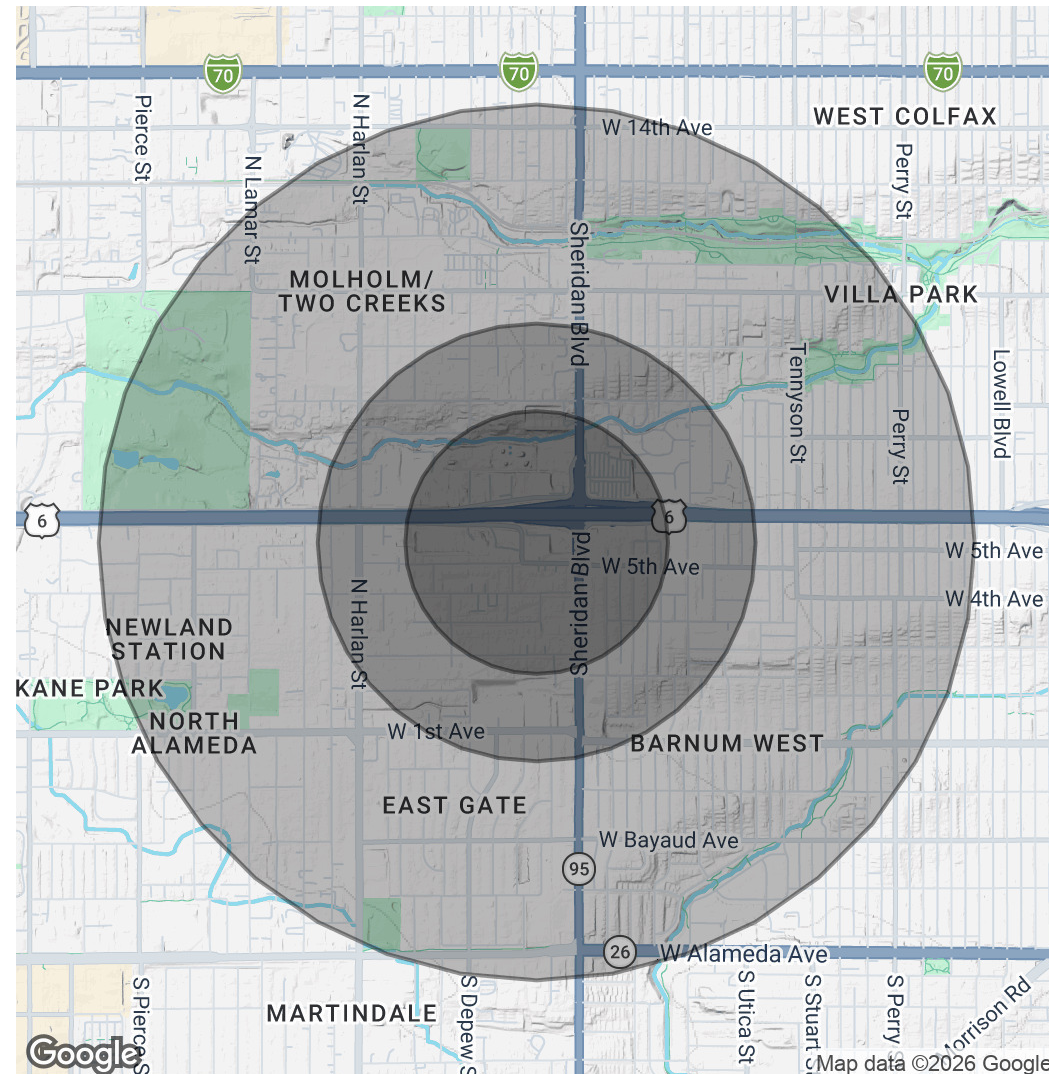
570 Ames Street, Lakewood, CO 80226

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,202	4,594	20,593
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,565	7,846
# of Persons per HH	3	2.9	2.6
Average HH Income	\$70,790	\$71,512	\$80,975
Average House Value	\$524,636	\$507,116	\$537,295

Demographics data derived from AlphaMap



Ryan Beckenhauer

303.229.6978

ryan.beckenhauer@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.