

FOR SALE



*** SELLER OFFERING A \$50,000 CREDIT AT
CLOSING TOWARD NEW ROOF REPLACEMENT
WITH ACCEPTABLE TERMS ***

\$1,295,000

**5353 West Colfax Avenue
Lakewood, Colorado 80214**

**Incredible value-add / owner-user
opportunity! 5,394 SF commercial
building zoned MGU, offering a blank
canvas layout ready for custom interior
built-out (medical, office, professional
services, or creative use). Sold As-Is.**

**Traffic Volume Count Average = 31,777
RTD available on Colfax / Light Rail .5 miles
Taxes \$17,382/ Insurance \$15,010 / Utilities \$18,798**

LEGACY  100

REAL ESTATE PARTNERS

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