

W. Colfax Auto Lot For Sale

7785 W. Colfax Ave., Lakewood, CO 80214



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Aerial Photography by: www.AerialDroneClick.com

BUILDING INFORMATION

| | |
|------------------------|--|
| Building Size: | 4,740± SF |
| Lot Size: | 0.74± AC (32,234± SF) |
| YOC: | 1954 / 2022 renovation |
| Parking: | Space for 130± Cars |
| Zoning: | MGU - Jeffco |
| Taxes: | \$25,710.92 (2023 payable in 2024) |
| Permitted Uses: | Multi-family, Day Care, Adult or Child Emergency Medical, Entertainment Facility, Indoor Fitness or Athletic Facility, Gallery or Art Studio, Hotel, Light Manuf., Motel Mortuary, Motor Vehicle Sales, Office, Restaurant, Retail, etc. |

PROPERTY NARRATIVE

Located less than one block west of Wadsworth Blvd. on W. Colfax Avenue, this auto lot offers exceptional visibility with high traffic counts. The car lot has space for 130± cars, with current sales around 50/60 cars per month. Includes a sales office with six private offices, plenty of storage and bathrooms. The building was remodeled in 2022. There is also a small bay for mechanical and detail work. A canopy allows for approx. 20 cars to be protected from the elements. Walking distance to numerous restaurant amenities such as Qdoba, Panda Express, Chipotle, and a Walmart Supercenter just on the east side of Wadsworth Blvd. Colfax monument signage.

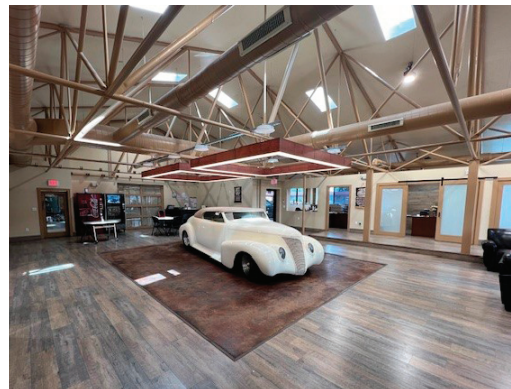
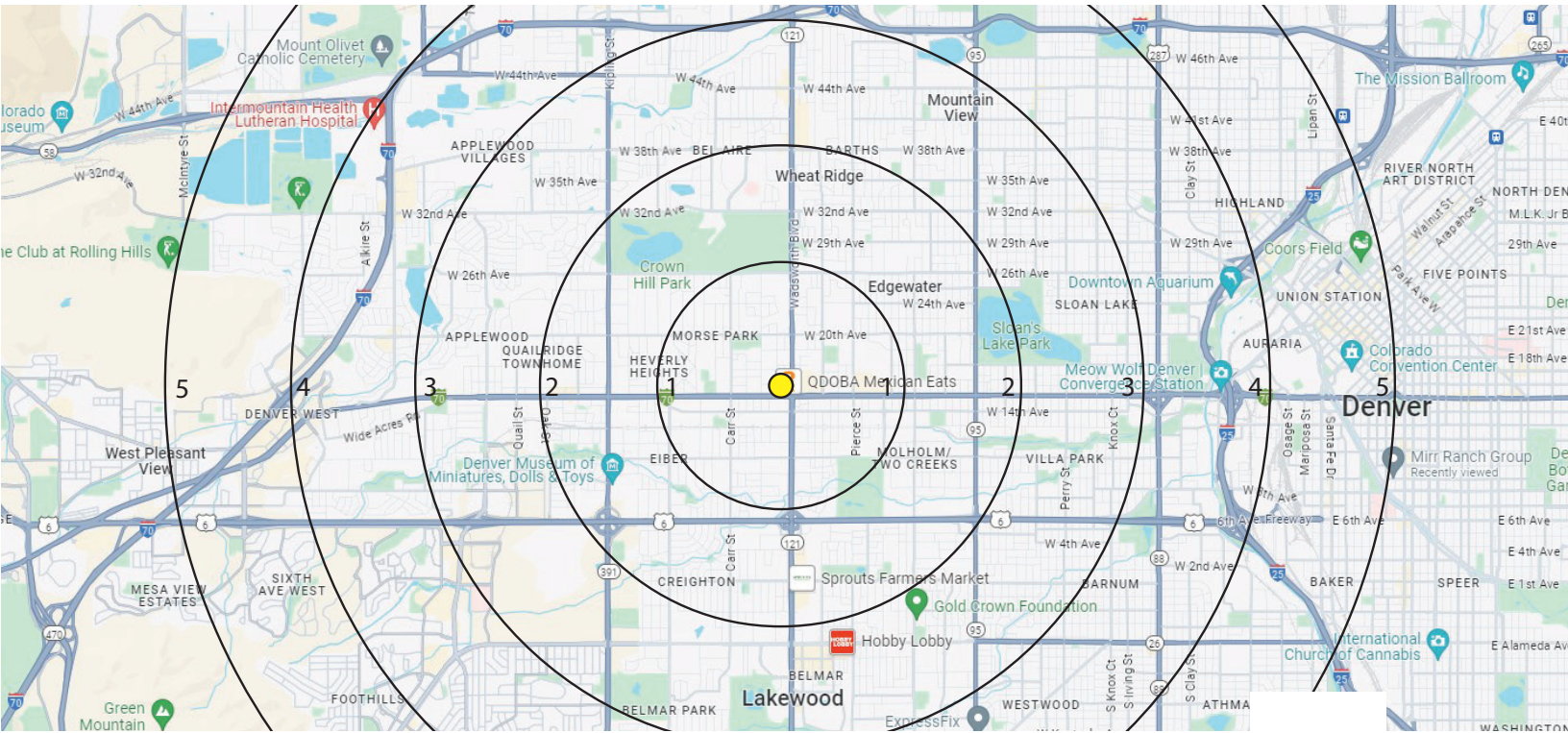
FOR SALE \$2,350,000

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| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------------------------------------|----------|----------|
| Population | 17,300 | 143,233 | 396,164 |
| Households | 7,643 | 60,585 | 168,698 |
| Med. HH Income | \$55,582 | \$67,488 | \$74,933 |
| Median Age | 39.50 | 38.30 | 37.70 |
| Traffic | 26,777 vpd W. Colfax Ave @ Wadsworth | | |