## 7573 W. 12TH AVE.

Lakewood, CO 80214

### FOR SALE



#### PROPERTY DESCRIPTION

Existing Duplex with M-R-T Zoning

#### **PROPERTY HIGHLIGHTS**

- Excellent Re-Development site
- Close and walk-able to light rail
- Easy commuter access to Colfax and 6th Avenue
- Zoned M-R-T; Allows for compact residential use, office and retail uses - Contact Broker for more information on allowed Zoning uses
- Potential to combine with neighboring sites

#### **TRAFFIC COUNT**

Wadsworth Blvd. S of W. Colfax Ave. *	61,246
Wadsworth Blvd. N of W. 10th Ave. *	61,747
Wadsworth Blvd. S. of W. 12th Ave.	41,865

<sup>\*</sup>Traffic counts provided by DRCOG

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#### **OFFERING SUMMARY**

Sale Price:	\$675,000
Lot Size:	12,000 SF
Price / SF:	\$512.92

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Total Population	17,197	139,650	366,153
Businesses	1,164	7,132	24,227
Employees	10,203	66,688	275,897

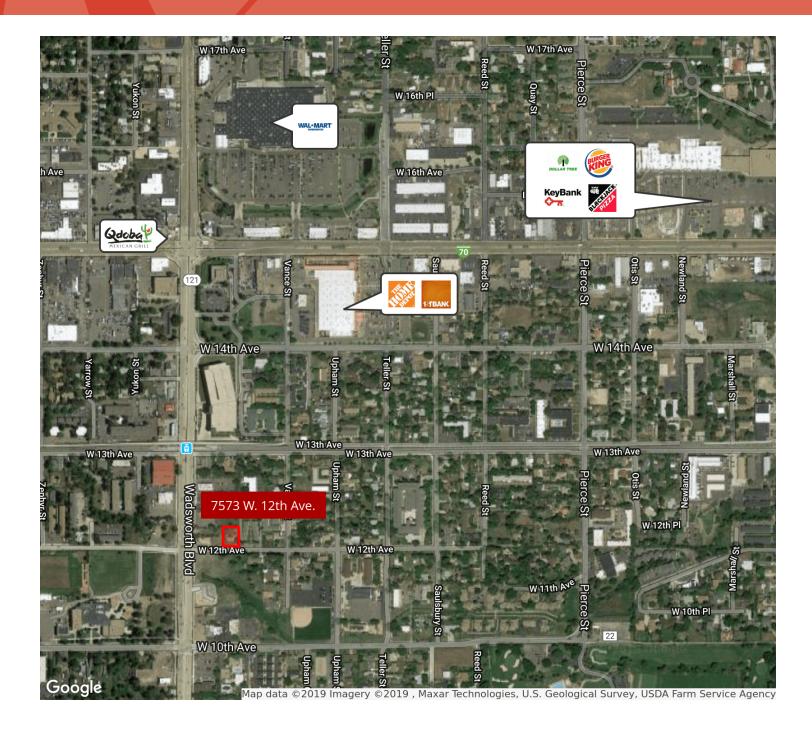
<sup>\*</sup> Demographics and Traffic Counts provided by CoStar



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