

# 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

\*Traffic counts provided by DRCOG

## TOM KAUFMAN

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

## 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

\* Demographics and Traffic Counts provided by CoStar

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