



7650 W. 2nd Avenue

Lakewood, CO

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Pastoral Residential Lot in the Heart of Lakewood

Available Space / Lot Size	32,250 sq. ft.; ~.74 Acres
Sale Price	\$395,000

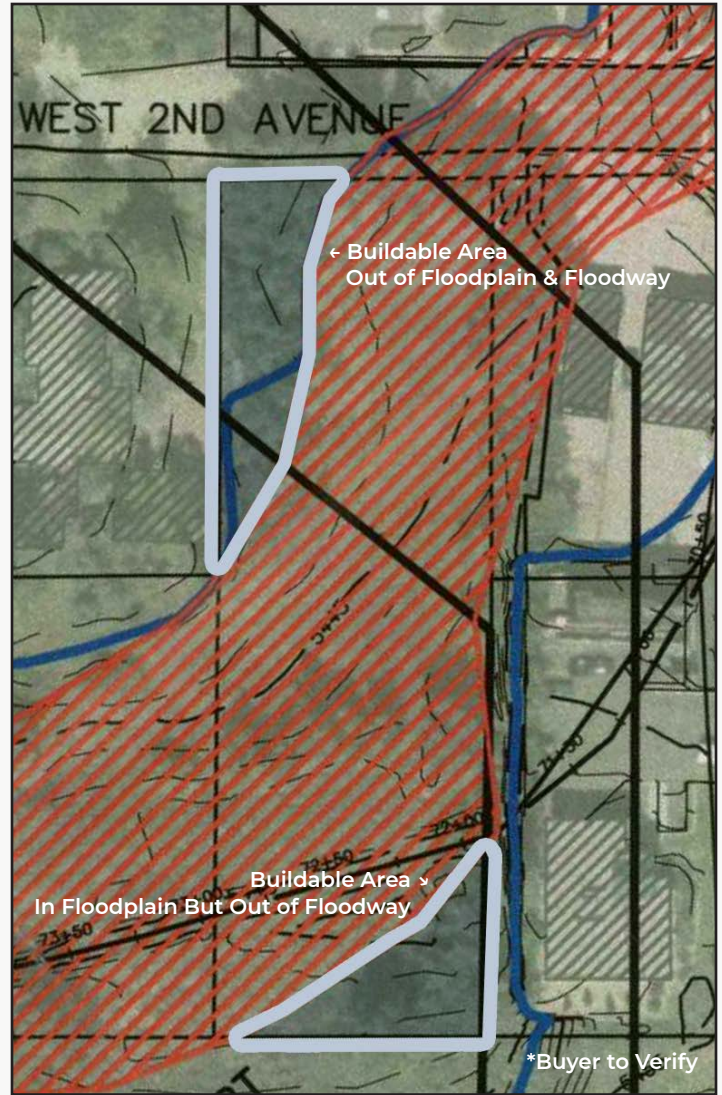
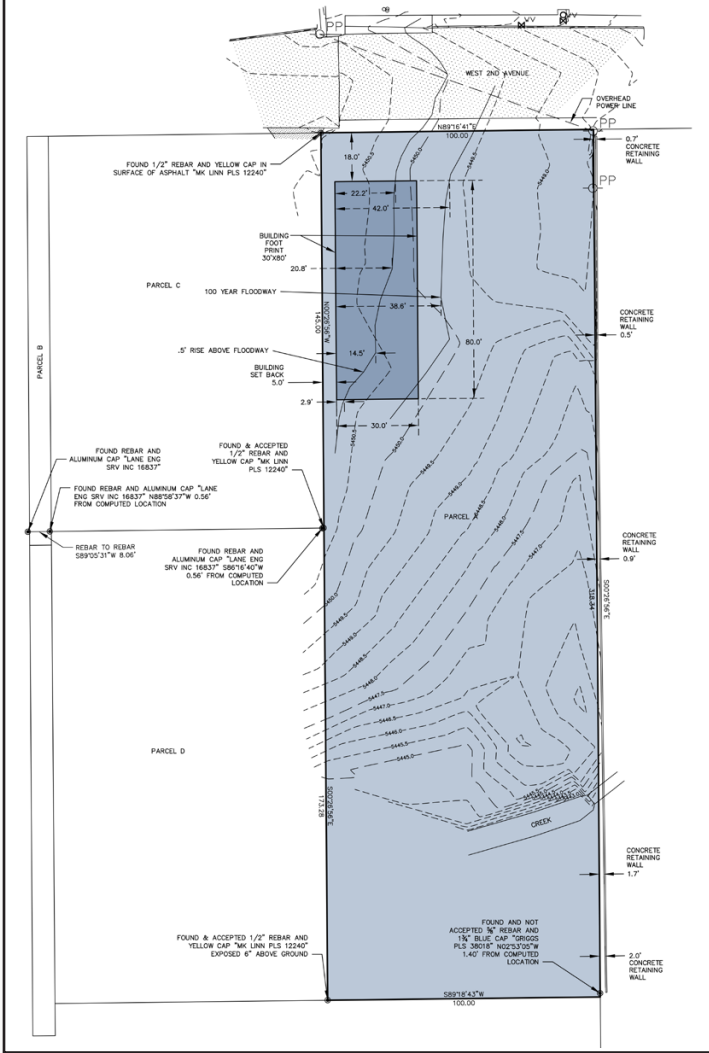
- Wide Open, Tranquil, Pastoral Lot with Stream Running Through It
- Property is in the Restricted Floodway & 100 Yr Floodplain with Approx. 3,800 sq. ft. of Developable Land Along 2nd Ave Before Setbacks for Up to Approx. 4,800 sq. ft. of Buildable Area
- Approx. 2,500 sq. ft. in the Rear of the Property is Also Out of the Floodway, with Limited Access
- Zoned R-1-2: Large Lot Residential with Height up to 35 ft. & City Variance May Allow Front Setback to be Reduced from 28 ft. to 18 ft. & Side Setbacks from 10 ft. to 5 ft.
- Centrally Located by Wadsworth, Hwy 6, Belmar Shopping Center, O'Kane Park, Restaurants & More

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

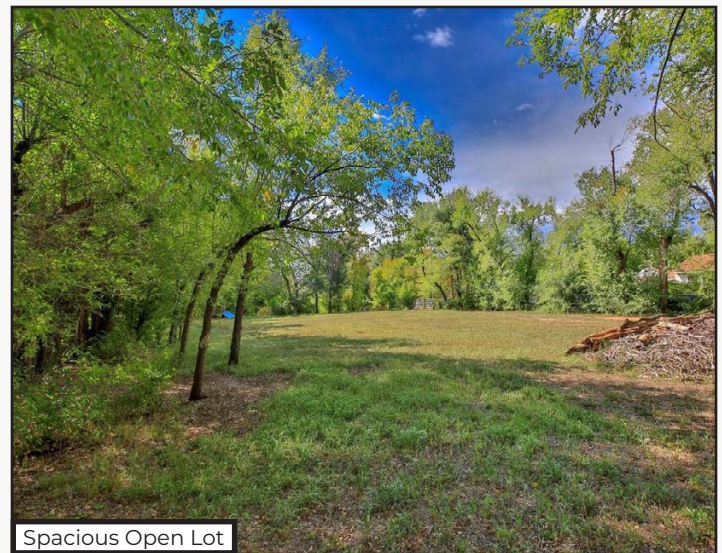


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

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O'Kane Neighborhood Park



Spacious Open Lot

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