LAKEWOOD RETAIL BUILDING FOR SALE

185 Wadsworth Blvd., Lakewood, Colorado



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PROPERTY FEATURES

Building:	502± SF	Sept 2019:	New Roof, New Electrical Panel & New Paint
Lot:	.27± Acres	Amenities:	Fenced Lot
Parking:	4 Covered Spaces, 8 Surface Spaces	Buildout:	Office/Showroom, 2 Bathrooms
Zoning:	M-G-U (Mixed Use-General-Urban)	YOC:	1964
Taxes:	\$10,429.66 (2019)	Environmental:	No Further Action Letter (2018)

FOR SALE: \$440,000

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6 th Ave.

70

DEMOGRAPHICS (CoStar)						
	1 Mile	3 Mile	5 Mile			
Population:	14,249	148,179	394,323			
Average HH Income	\$81,684	\$66,405	\$79,298			
Employees:	12,088	68,507	222,716			
Businesses:	1,093	6,863	21,607			



Wadsworth Blvd. @ 5th Ave - 66,000 vpd (2017)



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.