

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

LAKEWOOD RETAIL BUILDING FOR SALE

185 Wadsworth Blvd., Lakewood, Colorado



www.FullerRE.com



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

Fuller Real Estate
(303) 534-4822

Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com

Tanner Fanello
(720) 306-6022 direct
(303) 945-1335 mobile
TFanello@FullerRE.com



Fuller Real Estate, LLC
5300 DTC Pkwy, Suite 100,
Greenwood Village, CO 80111
(303) 534-4822
www.FullerRE.com

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

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

