LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

MEDICAL OFFICE BUILDING FOR SALE

10085 W. 18th Ave, Lakewood, CO 80215

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FOR SALE: $795,000

Total SF:	5,760± SF
Bldg Size:	4,000± SF Mainlevel; 1,761± SF Walkout Basement
Lot Size:	0.27Acres / 11,767± SF
HVAC:	Two Rooftop Units, new as of 2017
Roof:	Replaced in 2017
Taxes:	$20,057.24 (2021)
YOC:	1967
Zoning:	M-E-U - Lakewood

This Medical Office was previously used for orthopedic medicine practice but is suitable for a wide variety of uses. As a physical therapy facility, it features an indoor pool, shower/locker rooms, natural lighting and is an ADA accessible building. The Lakewood Orthopedic Center allows for an owner user to occupy an entire building in the heart of Lakewood. Major employment and retail centers near this location include the Denver West Office Park and Denver West Village Shopping Center, the Sixth and Simms office/retail corridor and the Denver Federal Center. Additional zoning uses can be found on back page.

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Click for Brokerage Disclosure

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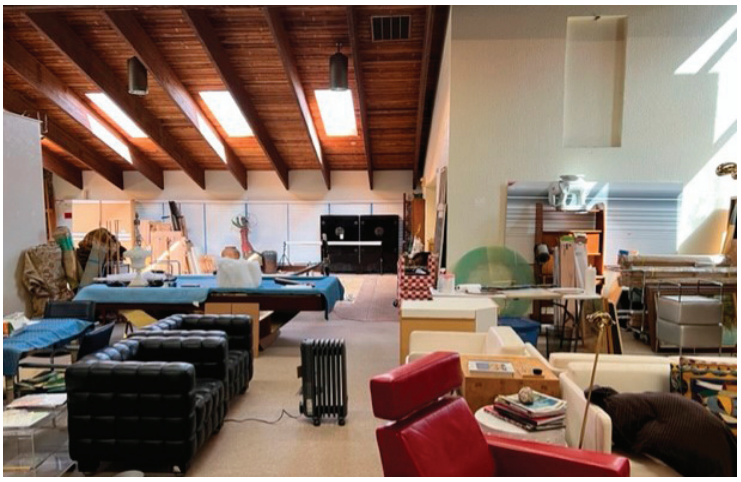
5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

PERMITTED USES:

- Club, Lodge, or Service Organization
- Day Care Facility
- Adult or Child Emergency Medical Facility
- Fitness or Athletic Facility
- Prviate Gallery or Studio
- Manufacturing, Light Office
- Restaurant
- Retail
- Religious Institiution
- School, Public or Private

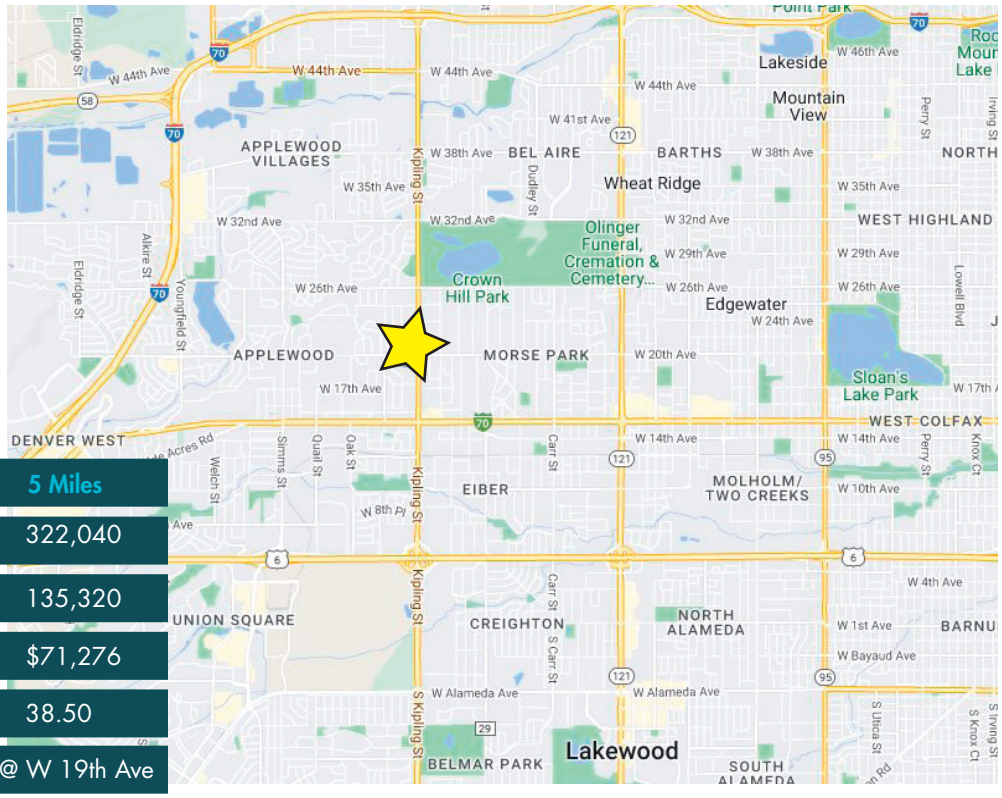
Click for Zoning Summary

Lakewood
Colorado



CoStar 2022

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,587	101,216	322,040
Households	6,151	44,810	135,320
Median HH Income	$71,582	$67,750	$71,276
Median Age	40.80	40.50	38.50
Traffic	38,656 vpd - Kipling St @ W 19th Ave		



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