

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



www.FullerRE.com



**NOW: \$2,199,000**

**~~FOR SALE: \$2,575,000~~**

<b>Building:</b>	12,800	<b>Clear Height:</b>	10' 7"
<b>Lot Size:</b>	0.975± AC	<b>Parking:</b>	# of Spaces To Be Verified
<b>YOC:</b>	1964	<b>Zoning:</b>	LI-RD, City of Lakewood
<b>Loading:</b>	One (1) Drive-In Door (10'4"x10'4")	<b>Construction:</b>	Masonry and Twin-T
<b>Taxes:</b>	\$35,724 (2022)	<b>Power:</b>	To Be Verified
<b>Storage:</b>	Fenced Outdoor Storage in Rear of Building	<b>HVAC:</b>	Mounted Rooftop Units
<b>Occupancy:</b>	To Be Vacated	<b>Roof:</b>	Replaced in 2020

1200 Simms Street is an exceptional opportunity for a user/investor looking to own a functional and well-maintained warehouse property located in Lakewood, Colorado. The property offers excellent visibility and access from Simms Street, and is located only one-half mile from 6th Avenue, providing easy access to I-70 and downtown Denver. The concrete block construction provides for long term structural integrity and low maintenance. The space offers flexibility with possible uses including warehouse, showroom, distribution, and light manufacturing. There is a small outdoor storage area located in the back of the building.

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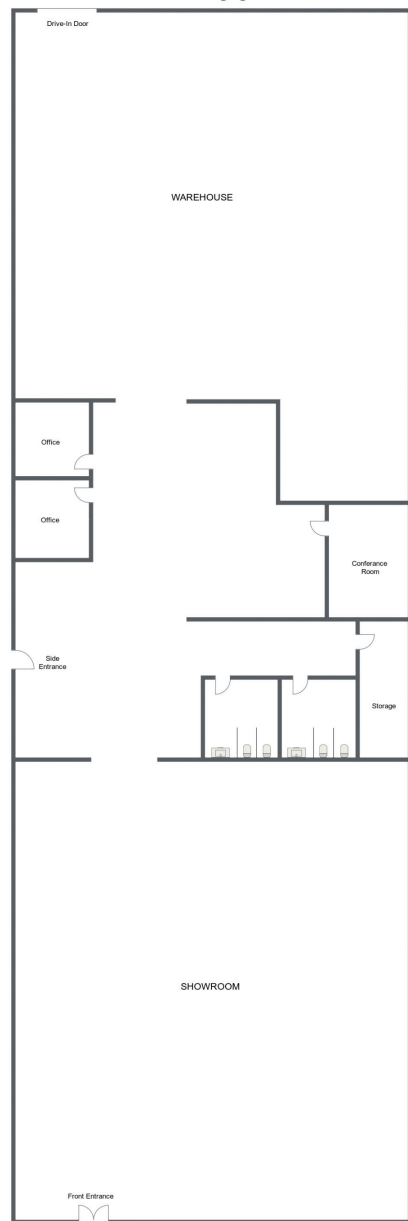
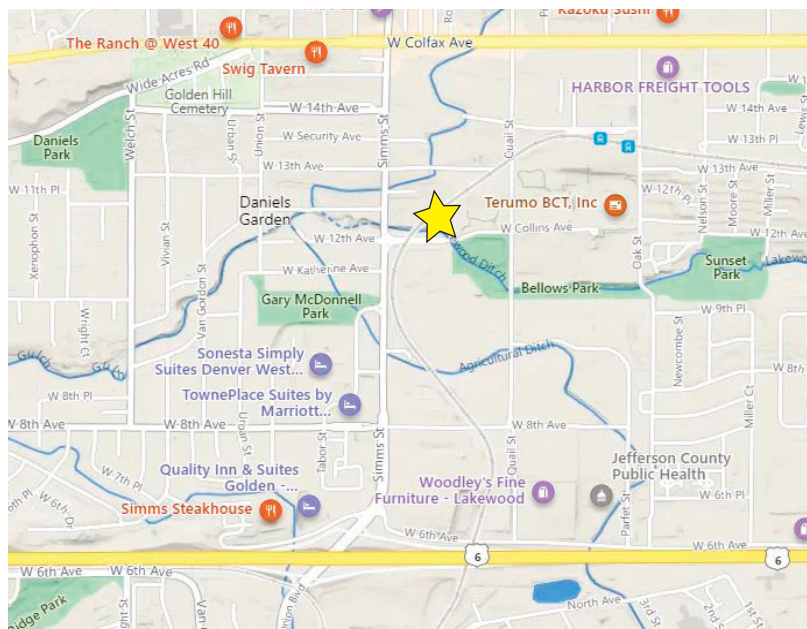
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### Budgeted Operating Expenses

Property Taxes: (2022)	\$ 35,724
Property Insurance:	\$ 10,000
Waste Management:	\$ 2,784
Stormwater:	\$ 926
Utilities (Gas & Elec):	\$ 10,000
Water:	\$ 390
Repairs & Maint.:	\$ 3,000
Sewer Sanitation:	\$ 130
Snow Removal:	\$ 2,500
Reserves:	\$ 5,000

TOTAL: \$ 70,454 (\$5.50/sf)



Floorplan shown as a visual reference only and may not be accurate.

DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	12,412	87,582	265,727
	Households	5,760	38,749	111,775
	Median HH Income	\$64,301	\$73,144	\$72,212
	Median Age	39.50	41.00	39.40
	Traffic	25,447 vpd - Simms & W. Pleasant Ave.		

