

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Sheridan Blvd. TOD Development Parcel

1319-1327 Sheridan Blvd., Lakewood, CO 80214



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SITE INFORMATION

Site. Size:	12,698± SF (0.30± AC)
Zoning:	MGT (Mixed Use/General/Transit)
City/County:	Lakewood / Jefferson
Price SF:	\$109.86/SF
Taxes:	\$2,313.90

Each property has a residential house that is currently being rented out on a month-to-month lease.

1319 Rental Rate is \$1,750/mo. (2022 Taxes: \$1,052±)

1327 Rental Rate is \$1,400/mo. (2022 Taxes: \$1,145±)

Great multifamily redevelopment opportunity in the City of Lakewood. Highly desirable area, Great demographics, ½ block from the Sheridan Light rail Station which is a quick trip to Union Station. Also, a few blocks away from Sloan's Lake, restaurants, shops and other services. This is an ideal location to build a 3 story 14-21 unit complex.

The current owner is in the process of completing entitlements. They have already received a go ahead from the City of Lakewood, just awaiting to finalize plans. The neighboring 7,937 SF parcel is for sale and could be added to the assemblage.

For Sale: \$1,395,000

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