

Hard Corner Free-Standing Retail/Office Building For Sale

Value-Add Owner-User or Investment Opportunity



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1111 S. Pierce St., Lakewood, CO 80232

Click on PDF for Lakewood Zoning



Seller Financing Available

Heavy Power



PROPERTY INFORMATION:

Space:	Building: 7,134± Sq.Ft. Lot: 0.82± AC (35,609 SF)
YOC:	1984
Parking:	28 Spaces (Off Street)
Taxes:	\$29,527 (2023 payable in 2024)
Power:	600 Amp 240V - 3-phase (TBV)
Zoning:	M-N-U (Lakewood) <small>Mixed Use Neighborhood Urban</small>
Uses:	Studio/Gallery, Office, Retail, Restaurant, Daycare, Residential Redevelopment

Consider the opportunity to purchase Colorado's oldest continuously operating Recording Studio, uniquely designed and constructed to optimize the acoustical properties of the interior space. Located at the SWC of W. Mississippi Ave. and S. Pierce St., approximately a half mile from S. Wadsworth Blvd and W. Mississippi Ave, this hard-corner .82 AC parcel provides value to both owner-users and investors/developers. Currently configured as two independent recording studios with approximately 2,300 SF of office / retail showroom, this building has significant value for buyers needing acoustically treated space and/or increased security measures.

Offered at: \$960,000

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Brokerage Disclosure

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