

Hard Corner Free-Standing Mixed Use Building for Sale

Value-Add Opportunity



1111 S Pierce St, Lakewood, CO 80232



Larger Lot

Heavy Power

Seller Financing Available

PROPERTY OVERVIEW

PROPERTY SUMMARY

Building SF:	7,134± SF
Lot Size:	0.82±Acres (35,609 SF)
YOC:	1984
Parking:	28 Spaces (Off Street)
Taxes:	\$28,394.88 (2024 payable in 2025)
Power:	600 Amp 240V 3-phase (TBV)
Zoning:	Mixed Use Neighborhood (MNU)
Uses:	Retail / Commercial / Office Day Care Facility / Restaurant Residential Redevelopment

Built as a recording studio, the cinder construction and brick façade offer security benefits and acoustical properties. Located at the SWC of W. Mississippi Ave and S. Pierce St, the .84-acre lot provides visibility to both streets with a curb cut from S Pierce St. Floorplans provide approximate 2,700 SF Office/Retail Area, 4,400 SF Flex / Storage Area.

Sellers willing to work with Buyer to discuss scope of work and budget required for Buyer's buildout.

For Sale: \$875,000

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**Brokerage Disclosure
to Buyer**

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