

Lakewood 22-Unit Housing For Sale

Value-Add Investment or Redevelopment Opportunity

7013 W. Colfax Ave. & 1597 Reed St., Lakewood, CO 80214



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For Sale: \$3,000,000

BUILDING OVERVIEW

Total Bldg. SF:	6,947± SF
Lot Size:	1.12± Acres
YOC:	1938 / 1963
Parking:	20+ Spaces
Zoning:	M-G-U (Lakewood)
Total Units:	22
Taxes:	\$16,439.32 (2024 - both parcels)
Permitted Uses:	Multi-Family, Hotel/Motel, Retail
Sales Price:	\$3,000,000

PROPERTY NARRATIVE

Located within the 40 West Arts District on W. Colfax Ave, between the Walmart Super Center and Casa Bonita, this assemblage of two parcels offers a prime location for conducting a Value-Add Investment on the existing 22 rental units or the opportunity to redevelop for multi-family housing. The two parcels provide 1.12 acres with approximately ½ ac currently undeveloped.

The neighboring property to the east is currently marketed for sale and presents the opportunity to further assemble a larger developable area. Covered land play possible.

Call Brokers for more information on the property specifics and surrounding area.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,126	149,576	419,674
Households	8,188	65,434	188,054
Median HH Income	\$55,932	\$72,469	\$78,498
Median Age	37.70	37.60	37.00
Traffic	29,183 vpd - W. Colfax Ave. @ Saulsbury St. (2022)		

Source: CoStar 2025