



# 4-Unit Multifamily Investment Opportunity

1591-1597 Reed St, Lakewood, CO 80214



**For Sale: \$922,500**

## PROPERTY OVERVIEW

<b>Parcel #:</b>	39-354-15-010
<b>Total Bldg. SF:</b>	2,555± SF
<b>Lot Size:</b>	0.18± Acres
<b>YOC:</b>	1963
<b>Taxes:</b>	\$3,689.18 (2024)
<b>Unit Mix:</b>	Three 2-bed / 1-bath One 1-bed / 1-bath
<b>Unit Parking:</b>	2 Spaces per Unit
<b>Projected 2025 NOI:</b>	\$50,739
<b>Marketed Cap-Rate:</b>	5.5%
<b>Occupancy:</b>	100%

## PROPERTY HIGHLIGHTS

- Fully occupied 4-plex investment
- Centrally located in 40West Arts District
- Walking distance to Walmart Super Center and Casa Bonita
- Half mile from Wadsworth RTD Light Rail Station

**Asking Price: \$922,500**

Price Per Unit: \$230,625

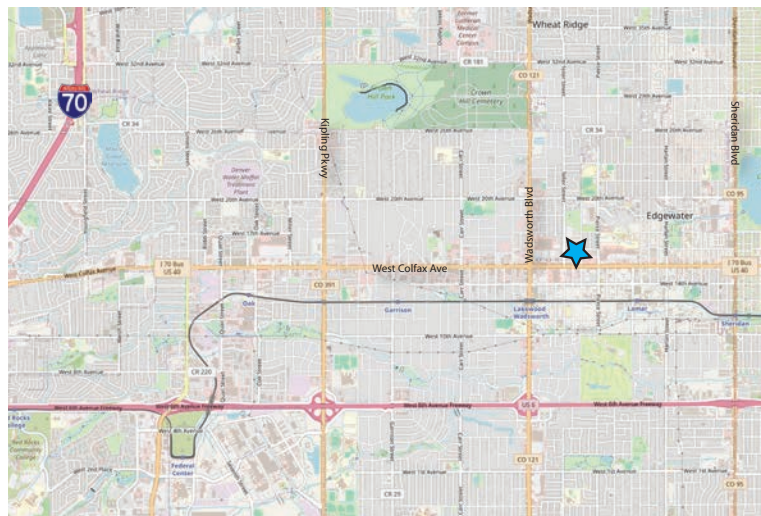
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**Brokerage Disclosure  
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,126	149,576	419,674
Households	8,188	65,434	188,054
Median HH Income	\$55,932	\$72,469	\$78,498
Median Age	37.70	37.60	37.00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

Source: CoStar 2025