LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

4-Unit Multifamily Investment Opportunity

1591-1597 Reed St, Lakewood, CO 80214



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PROPERTY OVERVIEW

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

Fuller Real Estate (303) 534-4822 Brokerage Disclosure to Buyer **Brian Baker** (720) 287-5416 direct (720) 280-4733 mobile BBaker@FullerRE.com Jason Russ (720) 974-2794 direct (609) 240-6549 mobile JRuss@FullerRE.com

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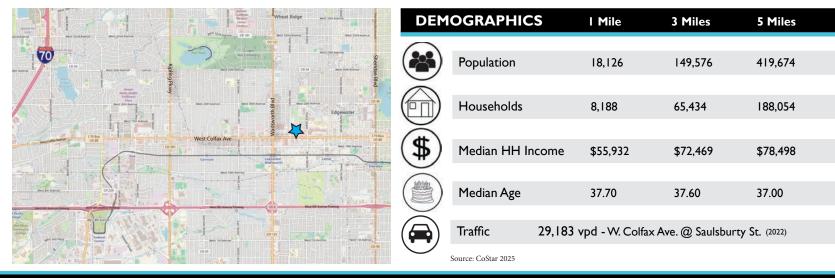


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