

# OFFICE BUILDING FOR SALE

## 5707 W. 6th Avenue

## Lakewood CO 80214



Price:	\$325,000 (\$45.59/SF)
Size:	7,128/SF
Site Size:	21,519/SF
Zoning:	OF - Office District (Lakewood)
Year Built:	1973
Taxes:	\$5,263.88 2010 due 2011
Features:	<ul style="list-style-type: none"><li>* Highway 6 visibility</li><li>* 120,000 cars/day (CDOT 2010)</li><li>* Perfect for contractors or equipment sales office</li><li>* Renovated bathrooms</li><li>* Two tenants provide income</li><li>* Comcast connected</li><li>* Priced to Move!</li></ul>

**SGR**

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