

FOR SALE
VALUE ADD OWNER/USER OR INVESTMENT
MIXED USE RETAIL/OFFICE PROPERTY



9629-9635 W. Colfax and 1540 Iris St., Lakewood CO 80215

Price: \$1,600,000 (\$49.98/GSF)
 Building Size: 32,018 Gross Square Feet
 Leased Square Footage: 30,333 Gross Square feet
 Site Size: 9629-9635 W. Colfax: 37,128/SF
 1540 Iris St.: 8,500/SF. Total size per the survey 41,664/SF
 Taxes: 9629-9635 W. Colfax: \$30,669.84
 1540 Iris St.: \$1,785.74
 Zoning: MGU
 Age: 1954
 Parking: 44 rear parking spaces and 7 street parking spaces plus unstriped parking lot at 1540 Iris St.
 Roof: New 2019 with transferable warranty
 HVAC: 7 units, all new since 2016
 Boiler: Original
 Elevator: 1 new in 2017
 Windows: New August 2020

Features:

- Mechanically and ADA updated
- 19th Century on the Outside-20th Century on the Inside
- Considerable upside in leasing existing vacant spaces and increasing rents as leases renew or great owner/user opportunity.



FOR A FULL OFFERING MEMORANDUM CONTACT:

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