## 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:



commercial real estate services

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**DMMERCIAL MIXED USE RETAIL/OFFICE BUILDING** 



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