

FREESTANDING BUILDING FOR SALE 5,120 SF

IND/RETAIL/OFFICE FOR SALE OWNER CARRY!

3235 S Wadsworth, Lakewood CO 80227



FEATURES

- Standalone bldg. in Westgate Shopping Center. Anchor tenants: DMV, Planet Fitness
- High-end interior finishes in office (50%)
- Newer paint and carpet in office
- Newer roof and HVAC
- 4 drive-ins w/ electric overhead doors
- Building signage
- 2x Monument signs @ Eastman & Wadsworth
- 8 deeded parking plus additional via easement
- Zoning CR Zoning allows for many diverse uses incl automotive.

Purchase price: \$1,664,000 (\$325/SF)

Size: 5,120 SF

County: Jefferson

Parcel ID #: 49-353-05-003

Assoc: \$947/month (water, trash, landscape maintenance, snow removal, day porter, common area maintenance, parking lot maintenance.

Taxes 2024 (Payable 2025): \$21,110.96



SHELDON • GOLD REALTY INC.
commercial real estate services



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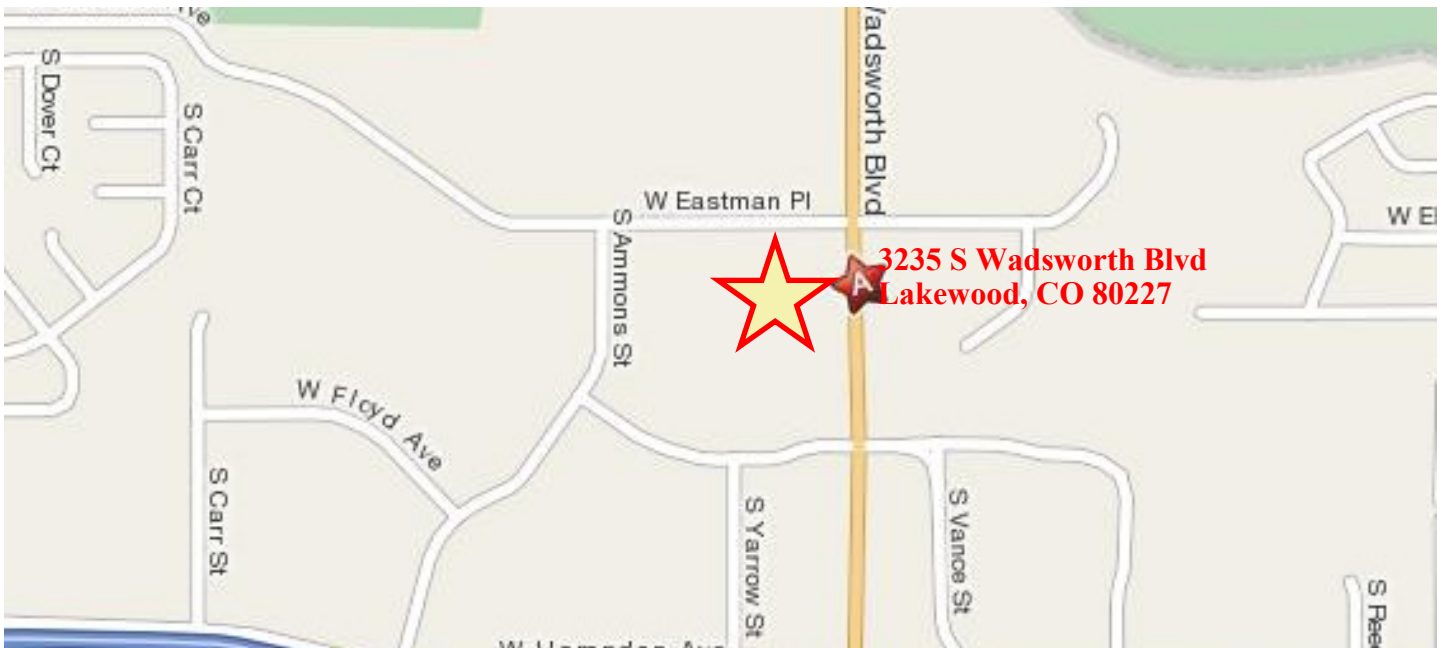
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INDUSTRIAL/RETAIL/OFFICE BUILDING FOR SALE

Owner will carry!

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