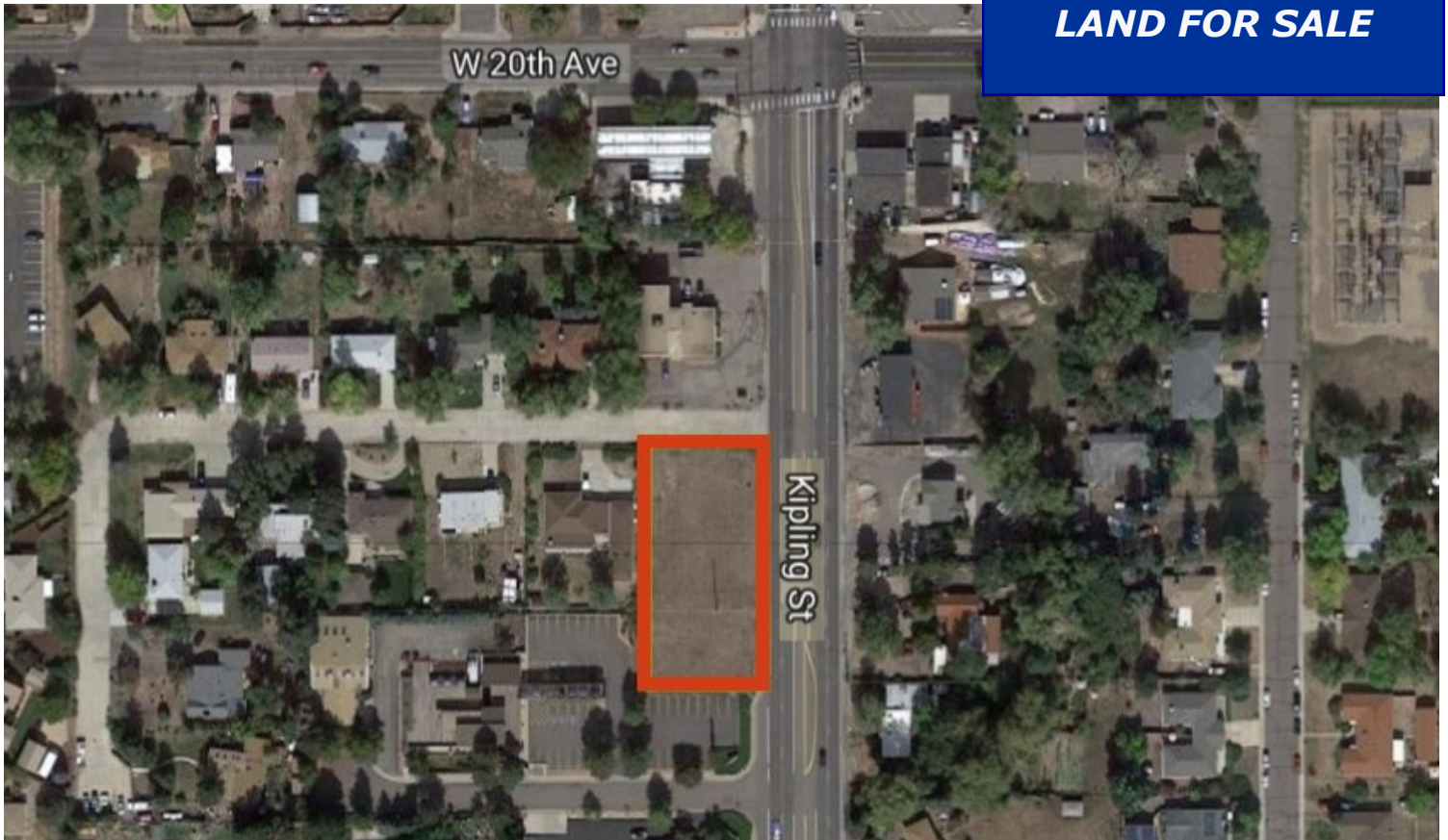


LAND FOR SALE



1875 KIPLING STREET

LAKWOOD , CO 80215

HIGHLIGHTS

- ◇ Corner Lot on Busy Thoroughfare in Rapidly Developing Area of Lakewood
- ◇ Zoning Allows for Many Uses Including: Day Care, Medical, Office, Restaurant, Retail, Multi-Family, Duplex, Group Residential (1-8)
- ◇ 2.6 Miles from I-70, 1 Block South of Traffic Light @ W 20th Avenue. 0.4 Miles from Major Retail Along W Colfax
- ◇ Included Water Taps w/ \$43,000 Trade-In Value
- ◇ Traffic Count: 38,000 @ W 19th Avenue
- ◇ Est. 2022 Rooftops 1 Mile: 5,732 | 3 Mile: 48,683
- ◇ Average Income 1 Mile: \$78,591 | 3 Mile: \$73,286

| | |
|---------------------|---|
| LOT SIZE: | 0.52 Acres |
| SQUARE FEET: | 22,754 |
| COUNTY: | JEFFERSON |
| CITY: | LAKWOOD |
| TAXES: | \$4,276.98 |
| ZONING: | M-E-U |
| WATER/SEWER: | TWO 5/8" TAPS CONSOLIDATED WATER |

\$225,000

Aggressive Price Per SQ FT \$9.89

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