

Wadsworth Office Building For Sale

1949 Wadsworth Blvd., Lakewood, CO 80214



BUILDING NARRATIVE

1949 Wadsworth Blvd. is a great opportunity for an owner/user/investor to acquire a prime suburban office building with frontage right on North Wadsworth Blvd. The building offers two stories with a basement for storage and ample parking. The building is located five minutes south of The Corners at Wheat Ridge development, a new project featuring 75,000 sf of retail and a 35,000 sf grocery store. It is also located two blocks from a Walmart Supercenter, and within walking distance of numerous other retail and restaurant amenities.

BUILDING INFORMATION

Building Size:	6,352± SF
Lot Size:	0.48± Acres
YOC:	1978
Parking:	27 Spaces (3.96:1,000 ratio)
Taxes:	\$10,234.76 (2020)
Zoning:	M-G-S (Lakewood Mixed Use General Suburban)
City/County:	Lakewood / Jefferson
Price/SF:	\$153.49/SF

Offered at \$975,000

Fuller Real Estate
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Back of Building



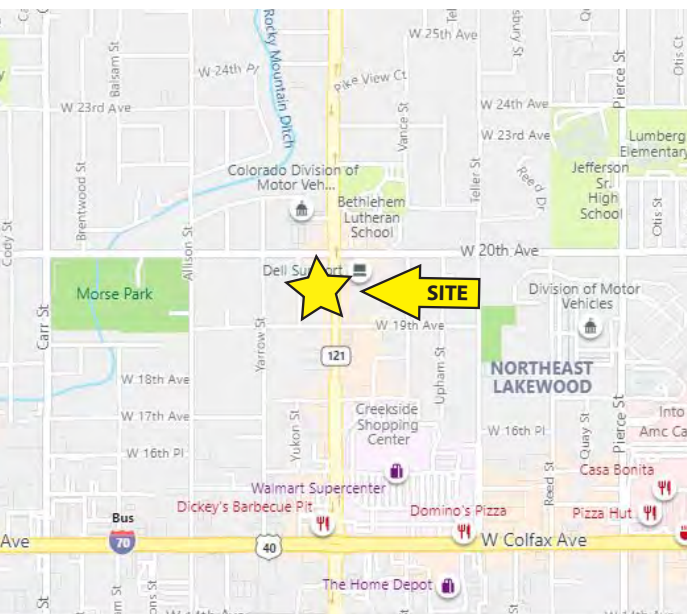
Front of Building



Parking Behind the Building



Front Entrance



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,984	142,325	399,299
Households	7,038	60,794	169,237
Median HH Income	\$45,101	\$60,259	\$66,863
Median Age	38.70	37.40	36.10
Traffic	49,362 vpd - Wadsworth Blvd at W. 20th Ave.		