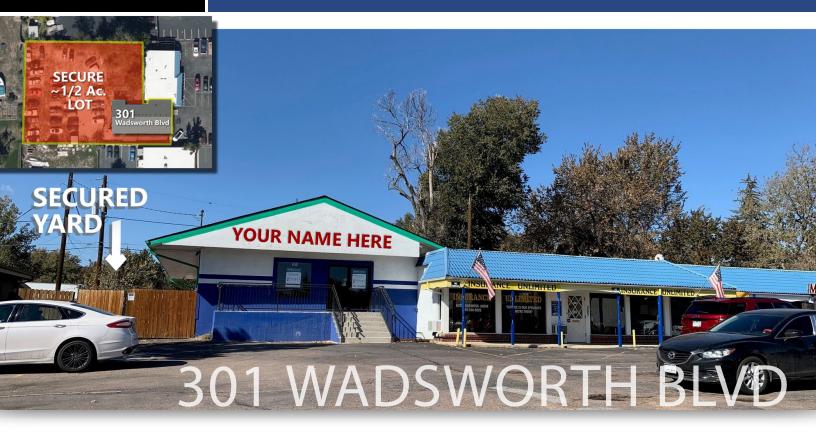


RETAIL PROPERTY FOR SALE/LEASE WITH ATTRACTIVE ZONING

HIGH VISIBILITY BUILDING WITH LARGE SECURED YARD

301 WADSWORTH BLVD | LAKEWOOD, CO 80226



OFFERING SUMMARY

Available SF: 4,345 SF (Including

Lower Level)

Gross SF: 6,919 SF

Sale Price: \$1,287,000

Lease Rate: Call for Pricing

NNN's: Approx. \$3.88/SF

Gross Lot Size: 37,410 SF

Secured Lot Size: Approx. 1/2 Acre

Zoning: M-G-U

(Allows for Auto Sales, Equipment Rental, and Pawn Shops!!!)

PROPERTY HIGHLIGHTS

- Former Pawn Shop Bldg. on Wadsworth with RARE ~1/2 Acre Secured Yard!
- Easy Access to 6th Ave Blocks from Regional Mixed-Use Belmar Development
- Zoning Allows for Most Retail Uses Including Pawn, Auto Sales and Equipment Rental
- Amazing Monument and Fascia Signage with over 52,000 Cars Driving by Daily!
- Property now for SALE Attractive Redevelopment or User/Owner Opportunity with Lease Income in Place from in-line tenants - Call Broker for Details!



CONTACT:

GANNON ROTH

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LOCAL RETAILERS AND AREA MAPS 301 WADSWORTH BLVD.

