

STABILIZED MIXED-USE PROPERTY FOR SALE

195 S. Union Boulevard, Lakewood, Colorado



PROPERTY OVERVIEW:

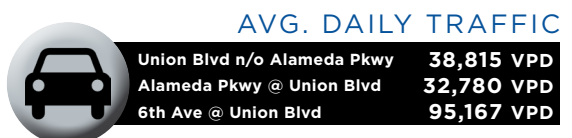
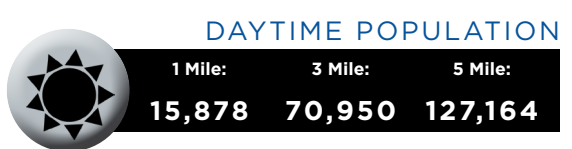
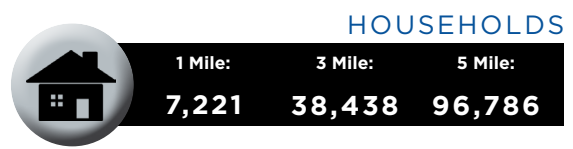
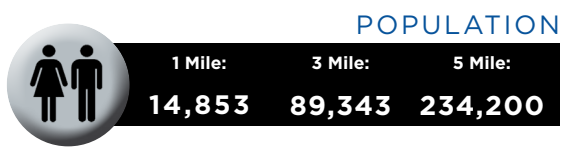
- Building size: 21,971 SF
- Site size: 1.49 AC
- Zoned: M-6-U (mixed-use general)

FEATURES:

- Ideal location for retail, showroom, office, and medical uses
- Located at full movement corner with traffic light
- 7% cap rate sale with staggered leases
- Just blocks from RTD light rail and Fed Center



DEMOGRAPHICS



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

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