

Multi-Family Development Opportunity

1401 – 1405 & 1425 Ingalls Street, Lakewood, CO
19,325 Sq Ft of Land Area; Zoned M-N-U



Win King, Broker
King Commercial Real Estate
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ADDRESS: 1401-1405 & 1425 Ingalls St.
Lakewood, CO 80214

SITE SIZE: 0.44 acres (19,325 SF)

ZONING: M-N-U, Lakewood / Mixed-Use-Neighborhood
Urban, allows for lower intensity commercial and
residential uses.

2020 TAXES: 1401-1405 Ingalls St.: \$2,039.18
1425 Ingalls St.: \$1,631.62

ASKING PRICE: \$995,000.00 / \$51.50 psf

COMMENTS: Central west redevelopment site within walking distance of Lamar Station and in the Colfax Corridor Reinvestment Area. Part of the rapidly developing Two Creeks neighborhood in close proximity to Casa Bonita (JCRS Center), RMCAD, Mountair and Walker Branch Parks. Improved with single family home suitable for interim income and a vacant duplex.

This assemblage offers flexible zoning ideal for small residential development on a southeast facing corner lot. Close to Lakewood Country Club and Sloan's Lake the site is a short drive to shopping, with bus and auto access via Colfax Ave, 14th Ave, Wadsworth Blvd, Sheridan Blvd & 6th Ave. to CBD, Auraria Campus and Belmar Shops and restaurants.

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Lamar Station

Focal point of the 40 West Arts District and one of the earliest stations to develop along the corridor.

Mountair Park

The park features a Community Garden, Baseball Fields, Bicycle Paths, Playground, Walking Trails and Public Art.

Lakewood Dry Gulch Park

Connects Lakewood park system to Denver and Platte River joining over 180 miles of bike trails across the metro area.

JCRS Shopping Center

This shopping center is home to the popular Casa Bonita restaurant as well as Dutch Bros. Coffee and Westfax Brewery.

RMCAD

The Rocky Mountain College of Art + Design is a for-profit art and design school drawing students from all over the country.

Walker Branch Park

A joint venture park between the cities of Edgewater and Lakewood, this park offers Baseball Fields, Basketball Courts, Bicycle Paths, Playground, Walking Trails and a Skate Park.

Sloan's Lake Park

One of the most popular parks in West Denver surrounded by higher end homes with many new developments adjacent to local grocery and retail (Target) shopping.

