

LAND FOR SALE

# 1571 SHERIDAN BLVD

1571 SHERIDAN BOULEVARD, LAKEWOOD, CO 80214



FOR SALE

**KW COMMERCIAL | URBAN ELITE**

3550 W 38th Ave #20  
Denver, CO 80211



*PRESENTED BY:*

**WIN KING**

Director  
office: (303) 376-6333  
cell: (303) 877-5889  
kingcommercialre@gmail.com  
IA40013472, Colorado

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## OFFERING SUMMARY

<b>LISDT PRICE:</b>	\$750,000
<b>IMPROVEMENTS:</b>	3 Bed / 2 Bath Home
<b>SFH SQ FT</b>	1,994
<b>LOT SIZE:</b>	13,303 SF
<b>PRICE / SF::</b>	\$56.40/SF
<b>ACCESS:</b>	Sheridan Blvd
<b>FRONTAGE:</b>	101 Feet
<b>ZONING:</b>	R-MF, Lakewood
<b>PERMITTED USES:</b>	Single & Multi-Family
<b>APN:</b>	39-264-15-016

## PROPERTY OVERVIEW

This well maintained single family home sits in a small pocket of NE Lakewood know as Edgewood. Just steps from Sloan Lake Park and on the dividing line between Denver, Lakewood and Edgewater and all the growths these neighborhoods have experienced makes for a unique development opportunity.

The location affords access to many restaurants and shopping options along with a park and popular movie theater. Draws like King Soopers, Target, Alamo Drafthouse, Edgewater Public Market attract a wide ranging assortment of stores and restaurants that give this location a high walkability rating.

In addition to its excellent walkability there are bike-friendly streets and good public transit options

## PROPERTY HIGHLIGHTS

- Great for home buyers with a speculative eye
- Well maintained and ready to rent
- Covered land pay for the investor/ developer
- The flexible R-MF zoning allows for a wide range of uses like:
- Single family homes
- Group home or senior care
- Townhomes
- Micro-unit apartments
- Medium density multi-family developments to 3 stories
- Large open paved and gravel entry allows for ample off-street parking