

1319-1327 SHERIDAN BLVD.

Lakewood, CO 80214



\$659,000



Prime Scrape & Redevelopment Opportunity

**Excellent Denver Location
With Easy Access to I-25 and I-70**

Total Lot Size: 12,698 SF (\$51.90/SF)

Zoning: M-G-T

Seller is conveying the Property to Buyer in an "As Is" condition, "Where Is" and "With All Faults"

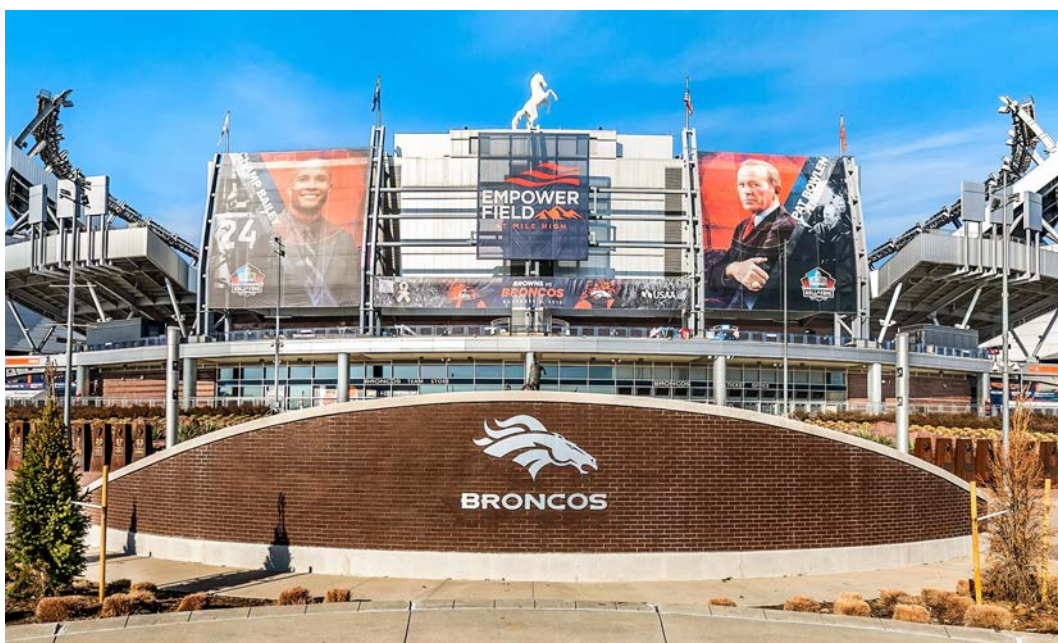
Surrounded by New Builds

<https://youtu.be/8CqJjPWJf8U>

Sam Bretz
Sam@CalibrateRE.com
303.594.3252



Location Highlights



Close Proximity to
Broncos Stadium, Alamo
Drafthouse, Brew Culture
Coffee, Seedstock Brewery

Nearby Parks Include:
Sloans Lake Park, Dry Gulch
Park, Paco Sanchez Park,
Mountair Park

Quick Access to Downtown
Denver and Foothills via I-70

One Block from Sheridan
Light Rail Station