



7566 W. JEWELL AVE.
LAKEWOOD, COLORADO 80232

PROPERTY INFORMATION

LAND SIZE: 31,319 SF
PROPERTY TAXES: \$17,238 (2011)
CONSTRUCTION AGE: 1943-1977

PROPERTY

BAR/RESTAURANT
3900sf +1235 bsmt
Leasing Rate: \$2,300/mo plus utilities

RETAIL/LIQUOR STORE
1320sf +1320bsmt
Leasing Rate: \$1,000/mo plus utilities
Lease Terms: 2 years remaining on lease

OFFICE/RETAIL
4554sf +2277bsmt
Leasing Rate: \$3,500/mo plus utilities

PRICE: \$895,000

FINANCING: Owner will consider financing with substantial down payment. Terms negotiable.

SPECIAL INFORMATION: All Information is subject to re-verification with owner.



3900SF +1235 BSMT RENT: \$2,300+UTILITIES



4554SF +2277 BSMT RENT: \$3,500+UTILITIES



1320SF +1320 BSMT RENT: \$1,000+UTILITIES



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