

FOR SALE

Idea for Commercial or Residential Use



Address: 1399 Kipling St, Lakewood, CO 80215
Building Size: 1,341 SF | Lot Size: 13,300 SF

Price: \$525,000



HENRY GROUP
REAL ESTATE

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PROPERTY OFFERING

Own a flexible mixed use property with exceptional frontage on Kipling Street just south of Colfax in Lakewood. Situated on a 13,300-square-foot (0.3-acre) lot, this 1,341-square-foot building offers high signage visibility and flexibility for various live-work and income-producing scenarios.

Ideal for an owner-occupier or investor, zoning allows for office, personal services, residential, and multi-tenant live-work configurations.

LOCATION DESCRIPTION

Position your business—or enjoy a blend of residential/commercial use—in a thriving Lakewood neighborhood. Steps from Colfax Avenue, you’ll benefit from robust traffic counts, easy highway access, and a growing mix of retail, dining, and service businesses.

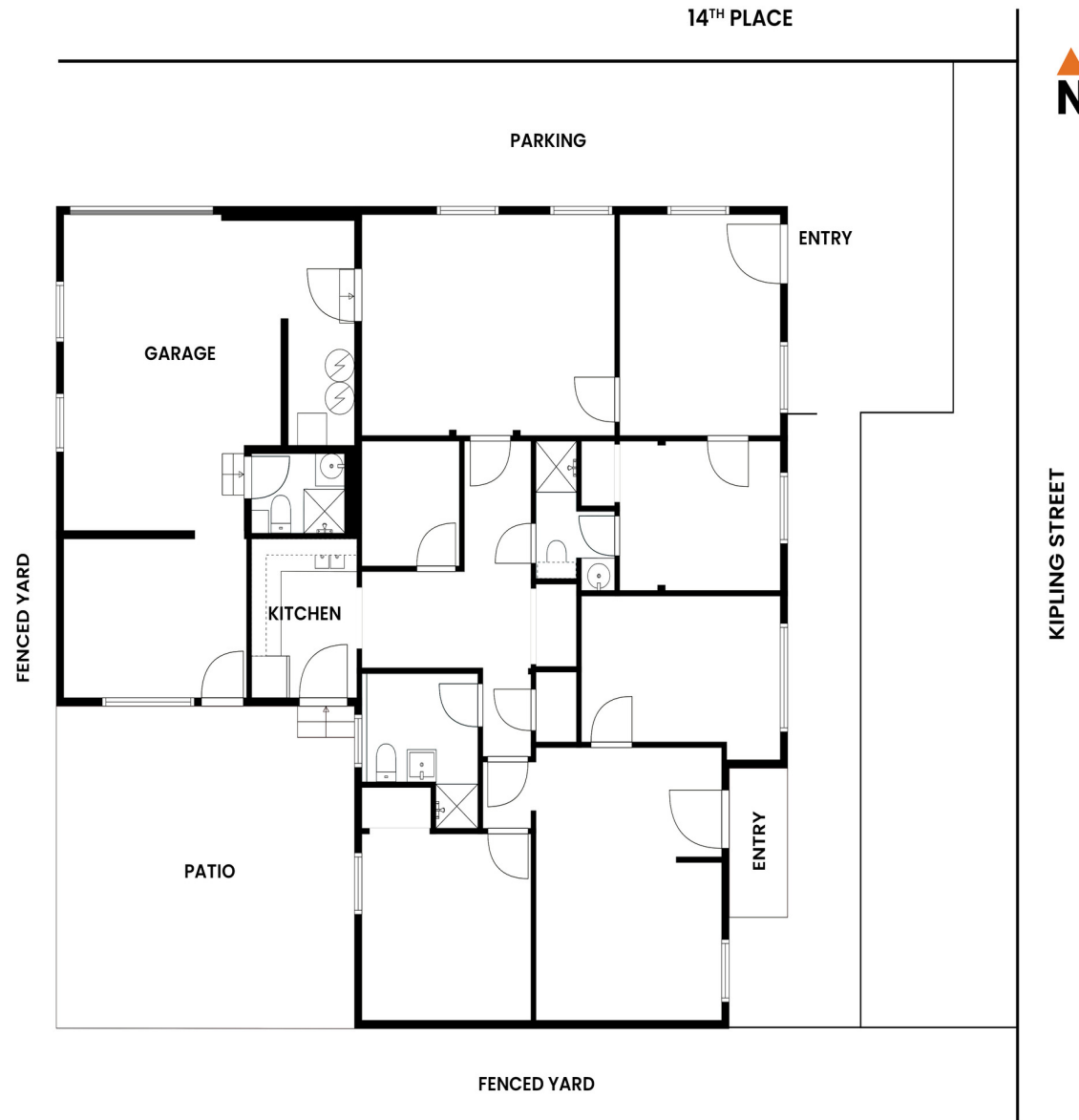
Whether launching a specialty office, wellness space or live/work venture, 1399 Kipling Street offers flexibility and exposure.

LISTING HIGHLIGHTS

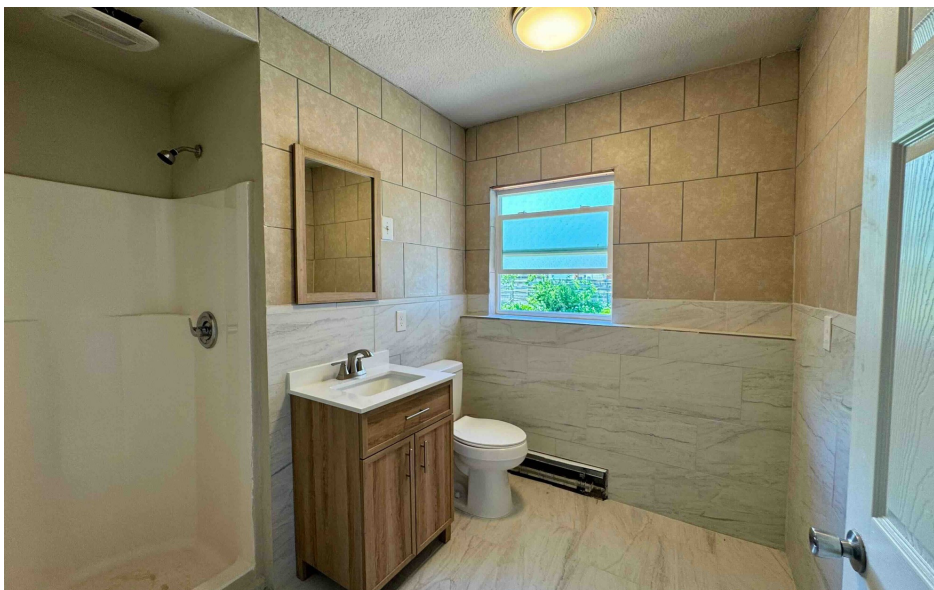
- 1,341 SF flexible mixed use building.
- 13,300 SF (0.3 AC) lot with 10+ vehicle off street parking.
- Garage plus a large fenced yard and patio.
- Three bathrooms, kitchen, and washer/dryer hookups.
- Lakewood R-1-12 zoning allows office, personal services, and more (additional uses may be possible). Buyer must confirm its use is permitted by The City of Lakewood.
- Two separate entrances—ideal for live/work or multi tenant configuration.
- Over 35,000 ADT (average daily traffic) on Kipling Street.
- High signage visibility along a prime commercial corridor.



Property Address	1399 Kipling St, Lakewood, CO 80215
County	Jefferson County
Submarket	North Lakewood
Building Size	1,341 SF + attached garage
Lot Size	13,300 SF .3 AC
Taxes	\$14,359.54 (2024)
Year Built	1947
Zoning	R-1-12
Sale Price	\$525,000

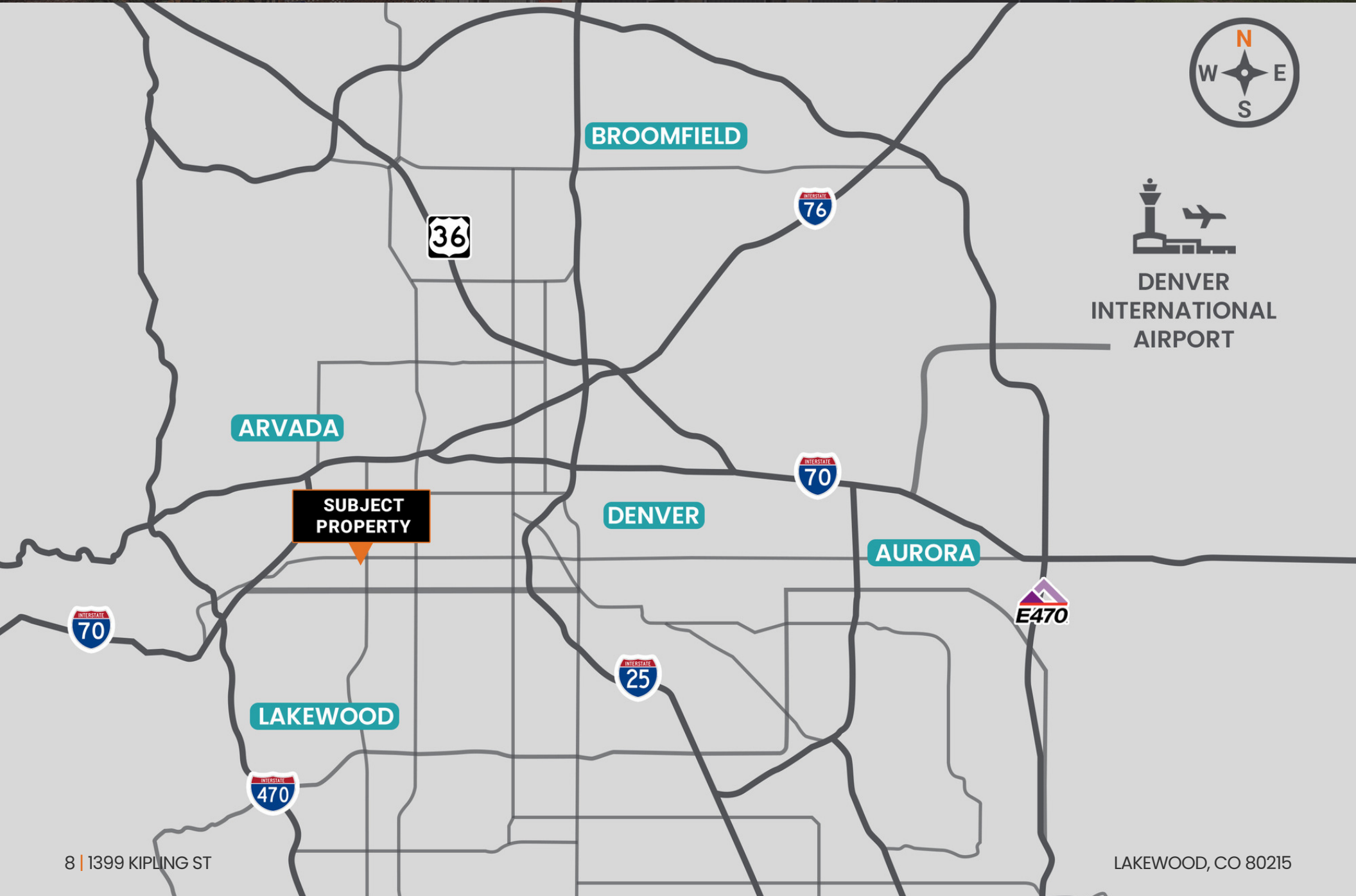












DENVER
INTERNATIONAL
AIRPORT

**SUBJECT
PROPERTY**



CROWN HILL PARK & WILDLIFE SANCTUARY

APPLEWOOD NEIGHBORHOOD

EDGEWATER NEIGHBORHOOD

SLOAN'S LAKE

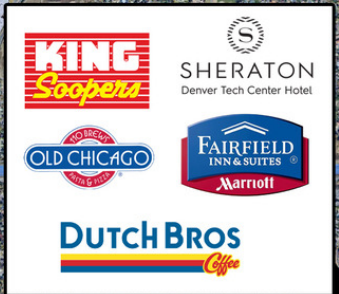


SUBJECT PROPERTY

W COLFAX AVE

KIPLING ST

WADSWORTH BLVD



LAKWOOD COUNTY CLUB

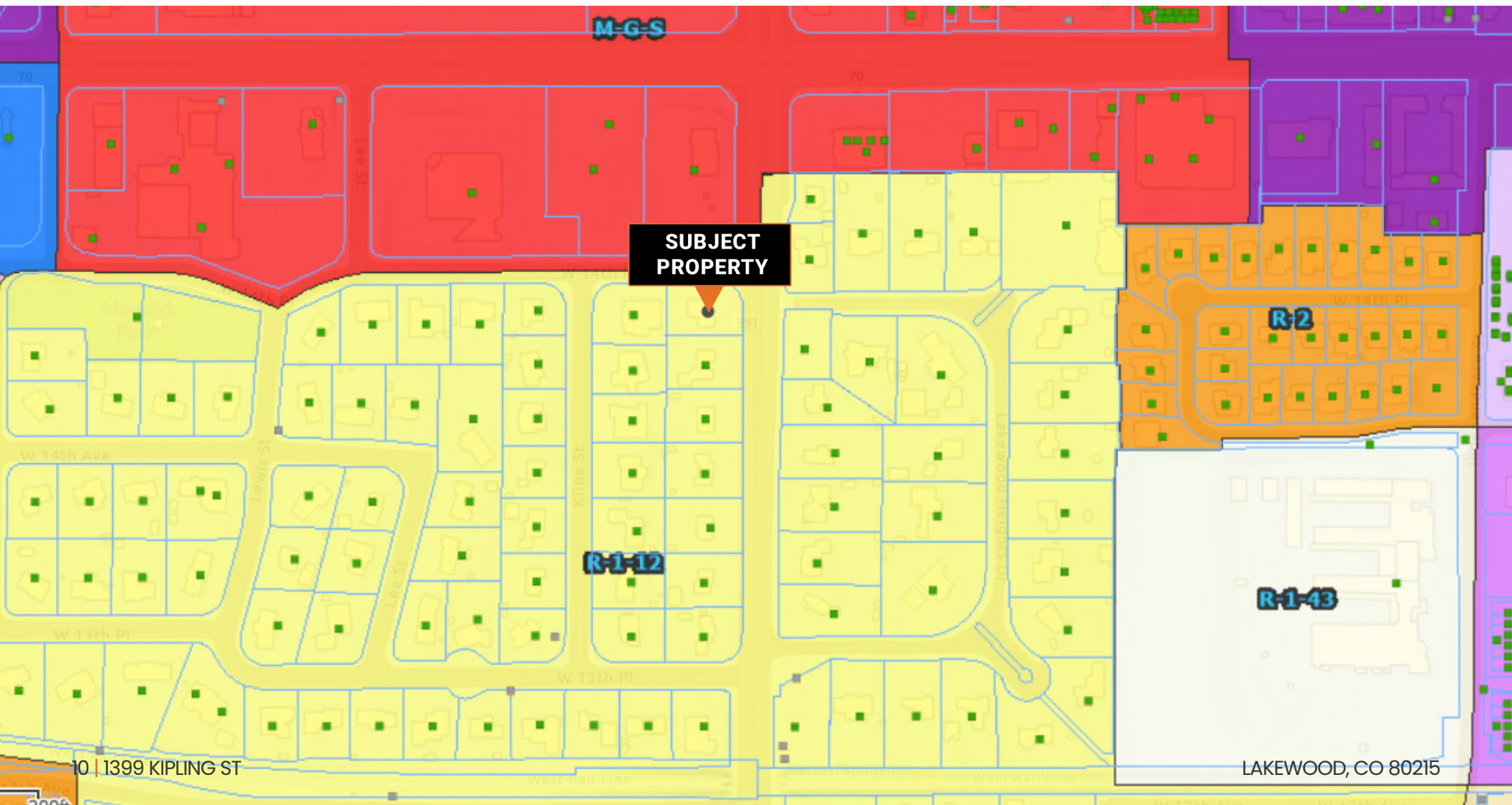
W 6TH AVE

US FEDERAL CENTER



R-1-12 ZONING

[CLICK HERE
LAKEWOOD USE CODE](#)

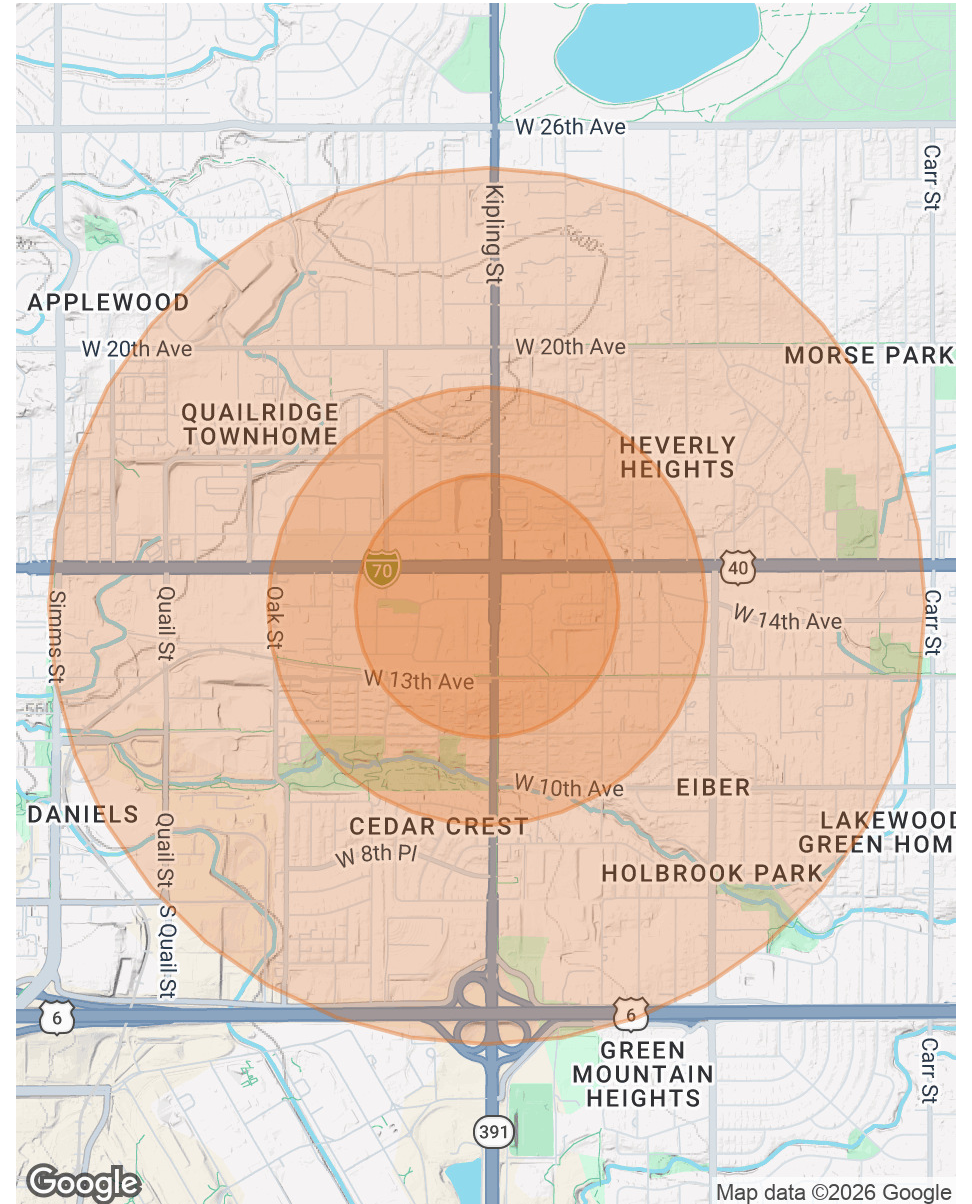




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	862	3,158	12,736
Average Age	42	42	42
Average Age (Male)	41	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	380	1,384	5,930
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$91,583	\$87,681	\$88,980
Average House Value	\$699,429	\$694,356	\$629,255

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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