

IMPROVED LAND FOR SALE

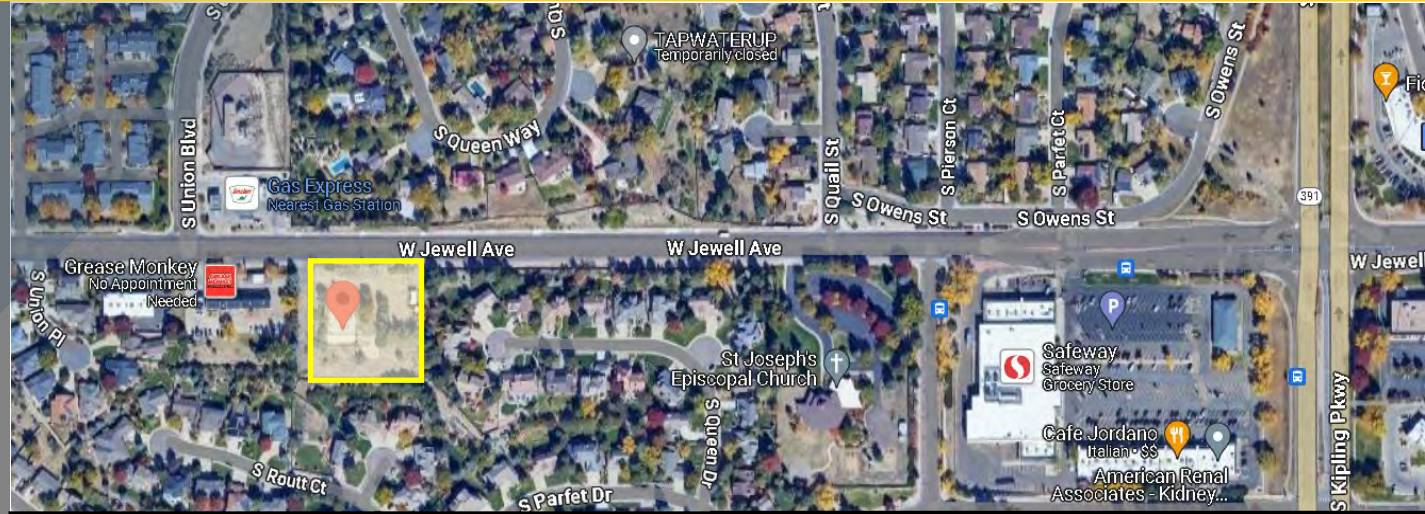
11968 W JEWELL AVE
LAKEWOOD, CO 80228

\$1,200,000

HERITAGE WEST VISTA
11968 W JEWELL AVE
LAKEWOOD, CO 80228

PROPERTY HIGHLIGHTS

- Commercial or Residential development opportunity.
- Great location near parks, recreation centers, shopping, lakes and reservoirs.
- Property provides amazing mountain views.
- Convenient access to Jewell Ave & Kipling Pkwy



BRAD GEISSLER
President
Halcyon Realty LLC
303-883-4747
bradgeissler@aol.com



STEVEN KROWCZYK
Managing Partner
Total Real Estate Solutions
303-931-5903
stevek@totalre.solutions



LISA TAULMAN
Broker Associate
Total Real Estate Solutions
720-302-3995
lisa@totalre.solutions



IMPROVED LAND FOR SALE

11968 W JEWELL AVE
LAKEWOOD, CO 80228

SITE OVERVIEW

ADDRESS: 11968 W JEWELL AVE, LAKEWOOD, CO 80228

JURISDICTION: JEFFERSON COUNTY, CITY OF LAKEWOOD

PARCEL ID: 49-282-00-002

ZONING & ENTITLEMENT: M-N-S (CITY OF LAKEWOOD)

PROPERTY TAXES: \$41,331.88

PARCEL SIZE: ± 1.78 (77,667 SF)

PROPOSED USE: SENIOR HOUSING

POTENTIAL DENSITY: 28.5+/- UNITS PER ACRE

SITE HAZARDS: NONE

MILL LEVY: 92.253



LIST PRICE
\$1,200,000



Legal Counsel: "Total Real Estate Solutions advises and recommends that all parties to any transaction that a Total RE Solutions Broker is involved with; obtain legal, tax, property title and zoning advice or other counsel to represent them in connection with the examination of all documents provided and all other aspects relative to this transaction".



BRAD GEISSLER
President
Halcyon Realty LLC
303-883-4747
bradgeissler@aol.com



STEVEN KROWCZYK
Managing Partner
Total Real Estate Solutions
303-931-5903
stevek@totalre.solutions



LISA TAULMAN
Broker Associate
Total Real Estate Solutions
720-302-3995
lisa@totalre.solutions

