

6275 West 16th Ave & 1601 Jay Street



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6275 West 16th Ave & 1601 Jay Street

\$785,000



An exceptional opportunity to acquire a versatile commercial and residential property offering multiple potential uses, substantial vehicle and equipment storage, and additional income-producing possibilities.

The property is highlighted by a spacious 40' x 30' shop, formerly utilized as an automotive repair and body shop. The shop features three south-facing garage doors, a separate office entrance, and an additional east-facing 10' garage door with approximately 13' of clear span. A large, fully fenced yard provides ample room for parking multiple vehicles, recreational units, trailers, or equipment.

An upper-level ADU provides additional flexibility and can be utilized as a private residence, secondary office, or supplemental workspace. The property is zoned M-R-S in Lakewood; prospective buyers should independently verify permitted commercial uses and zoning requirements with the City of Lakewood.

Also included is the separate residence located at **1601 Jay Street**, currently occupied by a long-term tenant on a month-to-month lease.

1601 Jay St—Residence

Main Floor:

Living Room, Kitchen, Dining Space, Primary Bedroom, 2nd Bedroom, Full Bathroom

Lower Level:

3rd Bedroom, Laundry Room, Storage Room

Year Built: 1946

Above Grade Sq. Ft: 790

Basement Sq. Ft: 790

Finished Sq. Ft: 1,219

Total Sq. Ft.: 1,580

6275 W 16th Ave —Shop / Garages

Year Built: 1946

Mezzanine Sq. Ft.: 426

Room, Kitchenette, Bathroom (ready for remodel)

Shop Main Level

Reception Desk, Half Bath

Garages Sq. Ft: 2142

Paint Booth Sq. Ft: 377

Total Sq. Ft: 3,129

Property Taxes: \$12,371.38