

**LAND FOR SALE**  
**\$1,150,000**

**Alameda Parkway**



## **13121 W ALAMEDA PKWY**

**Lakewood, CO 80228**

### **PROPERTY HIGHLIGHTS**

- 1.31 acres of developable commercial land
- Flexible M-G-S zoning allows commercial and multifamily development
- Located along the well-traveled West Alameda Parkway corridor
- Anchored by Safeway and surrounded by national and local retailers
- Close to Green Mountain and established residential communities
- Excellent visibility, accessibility, and long-term growth potential



**LOT SIZE**

**1.31 ACRES**



**TAXES**

**\$11,543  
USD**



**ZONING**

**M-G-S**

### **PROPERTY DESCRIPTION**

Rare 1.31-acre commercial parcel along the highly visible West Alameda corridor, near Green Mountain and anchored by Safeway. Zoned M-G-S (Mixed-Use - General - Suburban) under the City of Lakewood's flexible zoning code, allowing a broad range of commercial and multifamily uses. This site offers exceptional potential for retail, office, restaurant, or residential development and represents one of the last remaining vacant parcels in this thriving Lakewood submarket.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# ADDITIONAL PHOTOS

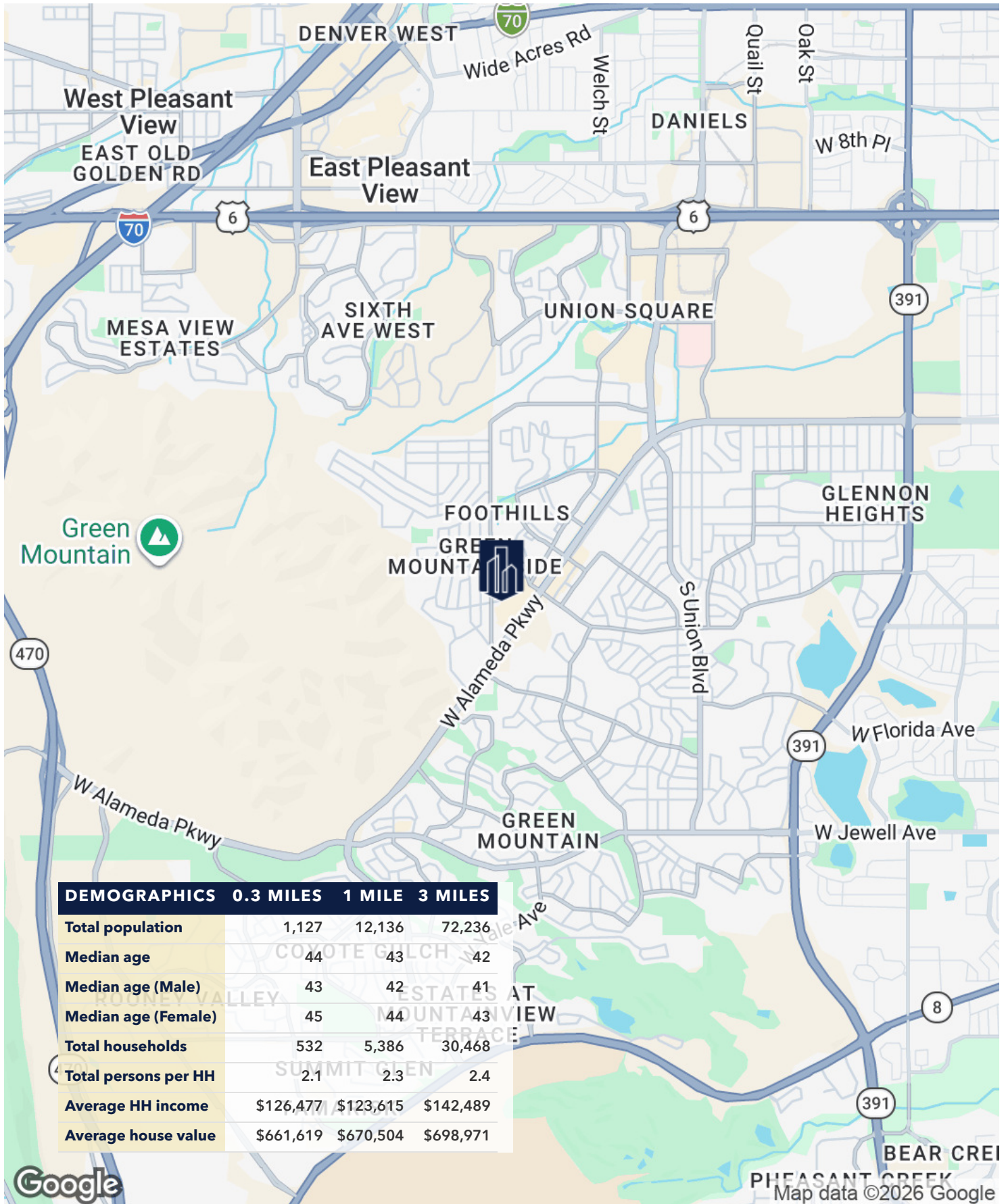


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# LOCATION MAP



**STEVE MASZTALER**

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## MEET THE TEAM



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