

For Sale: 6025 W Mississippi Ave | Lakewood, CO 80226



3% Seller Financing Available for a Qualified Buyer

Rare Warehouse & Office Opportunity in Lakewood

6025 W Mississippi Ave offers a hard-to-find combination of warehouse, office/residential space, secure yard area, and flexible M-N-S zoning in the heart of Lakewood. The property includes 5,382 SF across two structures, with 4,224 SF of warehouse/garage space, 1,158 SF of office/residential space, three drive-in doors, one dock-high door, 12' clear height, and a secure fenced yard.

Located just off W Mississippi Ave with convenient access to Sheridan Blvd, I-25, and I-70, the property is well positioned for service businesses, day cares, car enthusiasts, or an owner-user seeking functional space with long-term flexibility. With a broad range of permitted uses and seller financing available for a qualified buyer, this is a unique opportunity to secure a versatile Lakewood property at an attractive price point.



Colorado Real Estate
— BROKERS —

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Property Details & Highlights



- Sales Price: \$1,199,000 (\$222/ft)
- Lot Size: 0.50 Acres
- Total SF: 5,382 SF
 - **Office / Residential: 1,158 SF**
 - Sub-metered for Gas and Electric
 - Central Air
 - **Warehouse / Garage: 4,224 SF**
 - 2 electric meters
 - Swamp cooler and Heater (two thermostats)
 - 1 Bathroom and stubbed for 1 more
 - Loading: 3 Drive in Doors / 1 Dock High Door
 - Clear Height: 12 ft
- 2025 Taxes: \$25,904.06
- Roof replaced on both structures 2019
- Secure Fenced Yard
- Zoning: M-N-S Lakewood ([See Link Here](#))

Seller Financing Terms for a Qualified Buyer

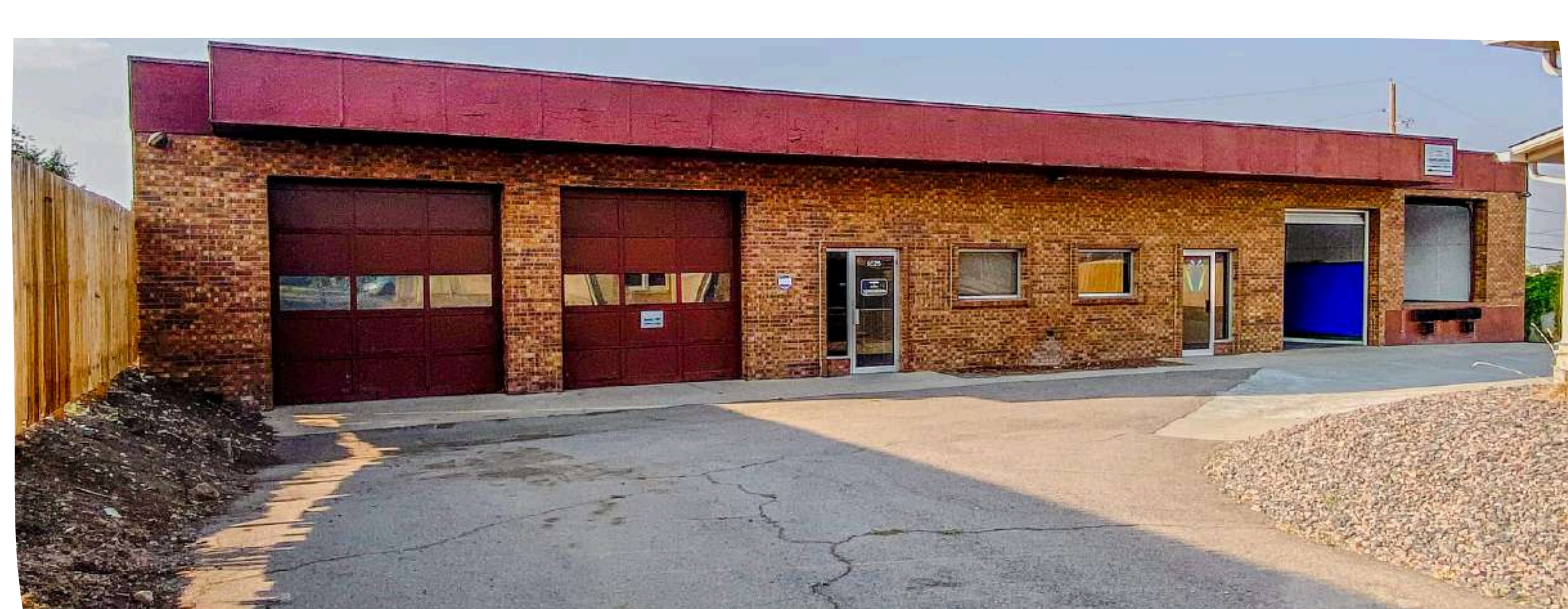
- As low as 3% Interest Rate
- As long as 25 year amortization
- As long as 3 - 5 Year Term
- At least 20% down payment



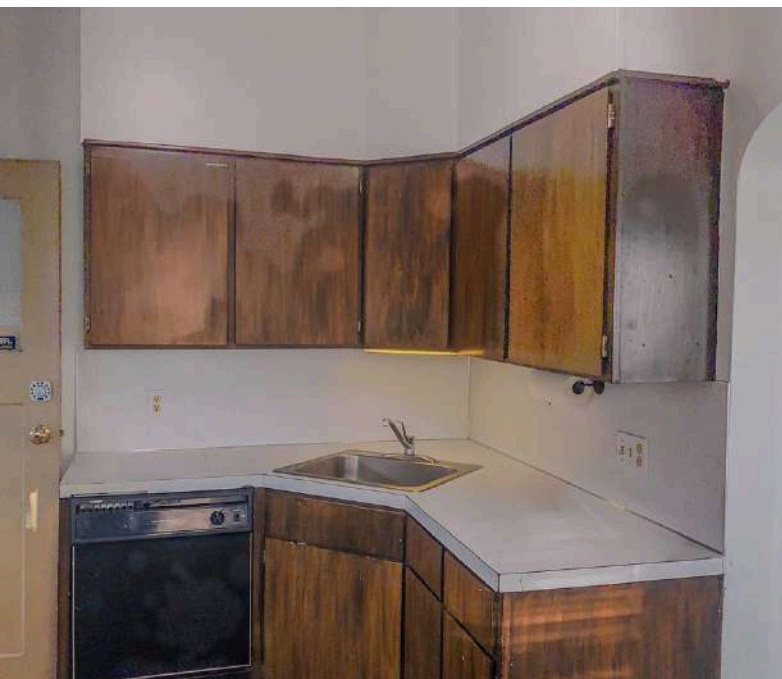
Permitted Land Uses including but not limited to:

Single-Family Dwelling Unit • Duplex • Attached Dwelling Unit • Multifamily • Group Home (1-8 client residents) • Group Residential Facility • Bar • Club, Lodge, or Service Organization • Day Care Facility, Adult or Child • Entertainment Facility, Indoor • Fitness or Athletic Facility, Private • Gallery or Studio • Office • Personal Service • Restaurant • Retail • Community Building • Park • Religious Institution • School, Public or Private • Transportation Facility, Public • Utility Facility, Minor • Home Business, Major • Horticulture • Wireless Communications Facility, Stealth • New Freestanding Structure $\leq$ 60 ft. in Height

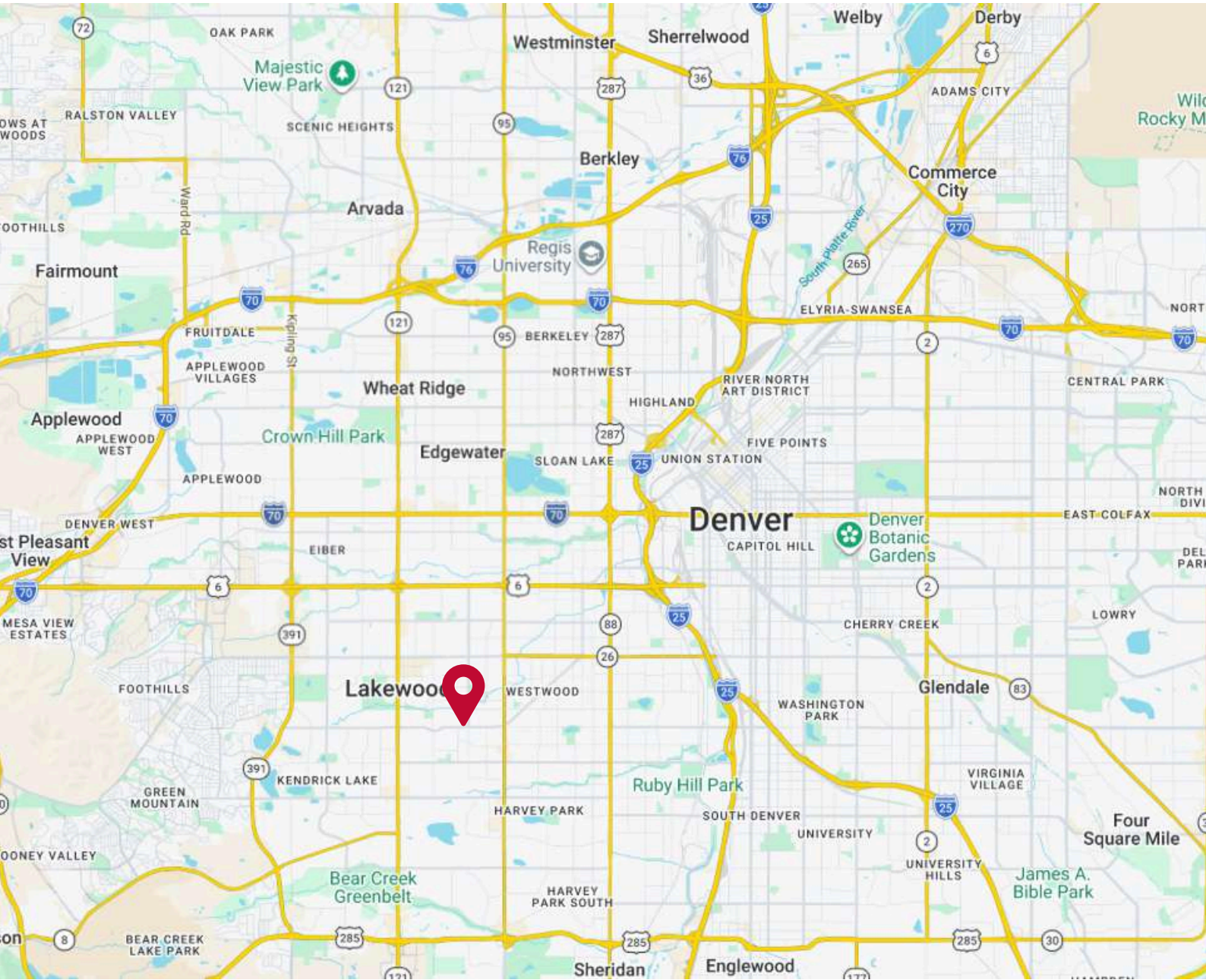
Great for Car Enthusiasts looking to for secure storage - Contact Broker for more Details!



Pics



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