

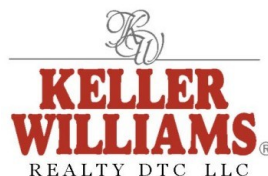
**2540 Youngfield Street
Lakewood, CO 80215**



PRICED AT \$580,000

- *PROPERTY AVAILABLE IMMEDIATELY; EXCELLENT LOCATION*
- *SHOWING BY APPOINTMENT ONLY*
- *1,216 SF BUILDING ON 0.34 ACRES; BUILT IN 1965*
- *ZONING: M-N-S (MIXED USE—NEIGHBORHOOD—SUBURBAN)*
- *PAVED YARD, 30+ PARKING SPACES*
- *LEGAL DESCRIPTION: SEE TITLE WORK FOR LENGTHY LEGAL*
- *NEIGHBORHOOD: APPLEWOOD VALLEY*
- *2022 PROPERTY TAXES: \$8,570*
- *STORAGE SHEDS AVAILABLE*
- *2023 TOTAL POPULATION: 29,289 (WITHIN 2 MI.), 234,229 (WITHIN 5 MI.)*
- *2023 AVERAGE HOUSEHOLD INCOME: \$116,471 (WITHIN 2 MI.), \$103,240 (WITHIN 5 MI.)*
- *2023 MEDIAN HOME VALUE: \$710,699 (WITHIN 2 MI.), \$565,544 (WITHIN 5 MI.)*

Bob Hara
Broker
303.809.4150
bobhara@kw.com



6300 S. Syracuse Way, #150
Englewood, CO 80111