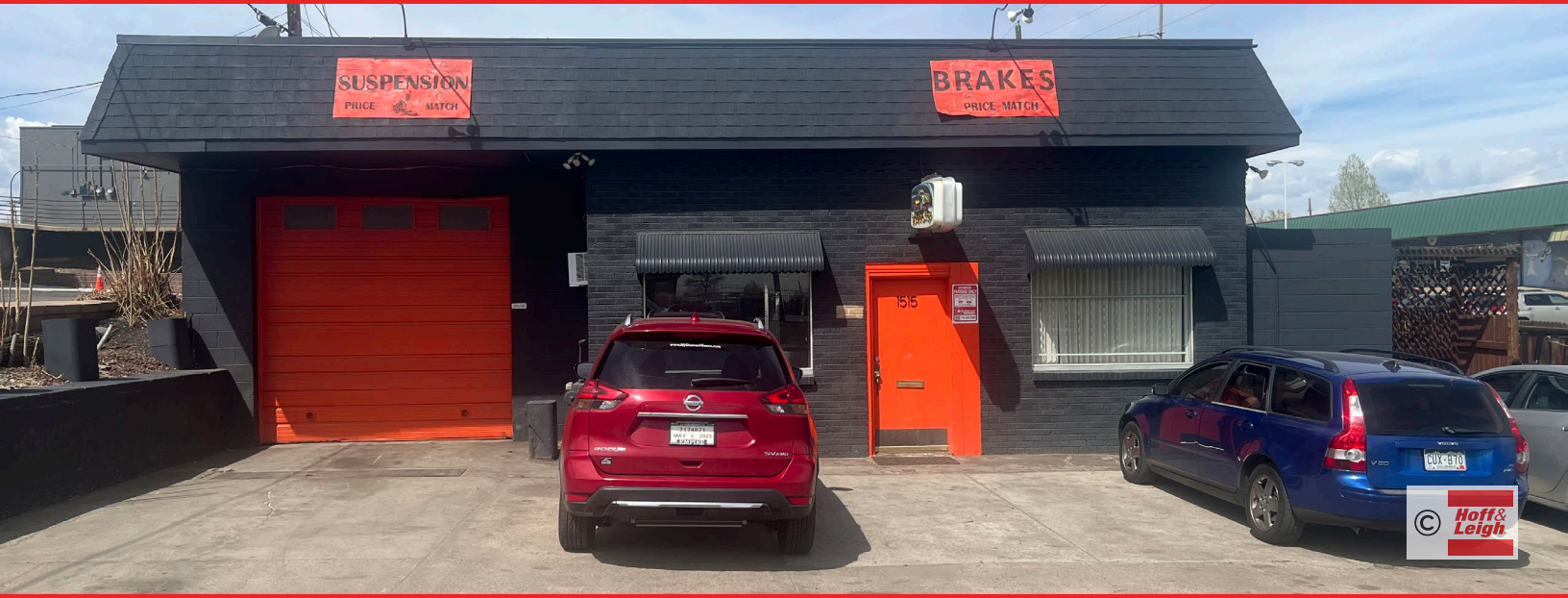


Turn-Key Automotive Repair Shop for Sale

1515 IRIS STREET, LAKEWOOD, CO 80215

PRICE REDUCED!



Overview

Hoff & Leigh is proud to present a turn-key automotive shop for an owner user or investor. The current tenant pays \$6,300/month gross with a lease expiration of 05/28. There are annual increases in rent. Alternatively, the tenant can relocate allowing an owner user to occupy the building and run their business.

The building is located in the heart of Lakewood, just minutes away from downtown, Boulder, US-6, and Colfax Avenue.

Taxes: \$13,517.14

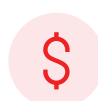
Insurance: \$3,834 (approx.)


NOI: \$58,249


Highlights

- 6 Overhead Doors
- Large Secured Yard
- 3 Automotive Lifts
- Minutes From Downtown

Property Details

 **Sales Price**
\$799,000
\$775,000

 **Building Size**
2,905 SF

 **Lot Size**
0.24 Acres

Rev: August 8, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Beau Hershberger

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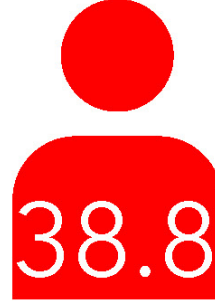
1515 IRIS STREET, LAKEWOOD, CO 80215

1515 Iris St, Lakewood, Colorado, 80215

DEMOGRAPHICS



113,995
Population



38.8
Median Age



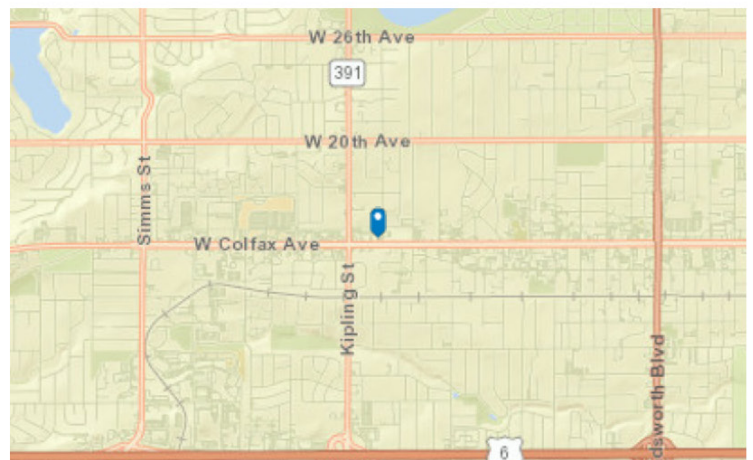
2.2
Average
Household Size



\$84,731
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Iris St	27,000	0.0
Iris St	26,189	0.1
Independence St	31,900	0.1
Independence St	24,000	0.1
Kipling St	27,952	0.1

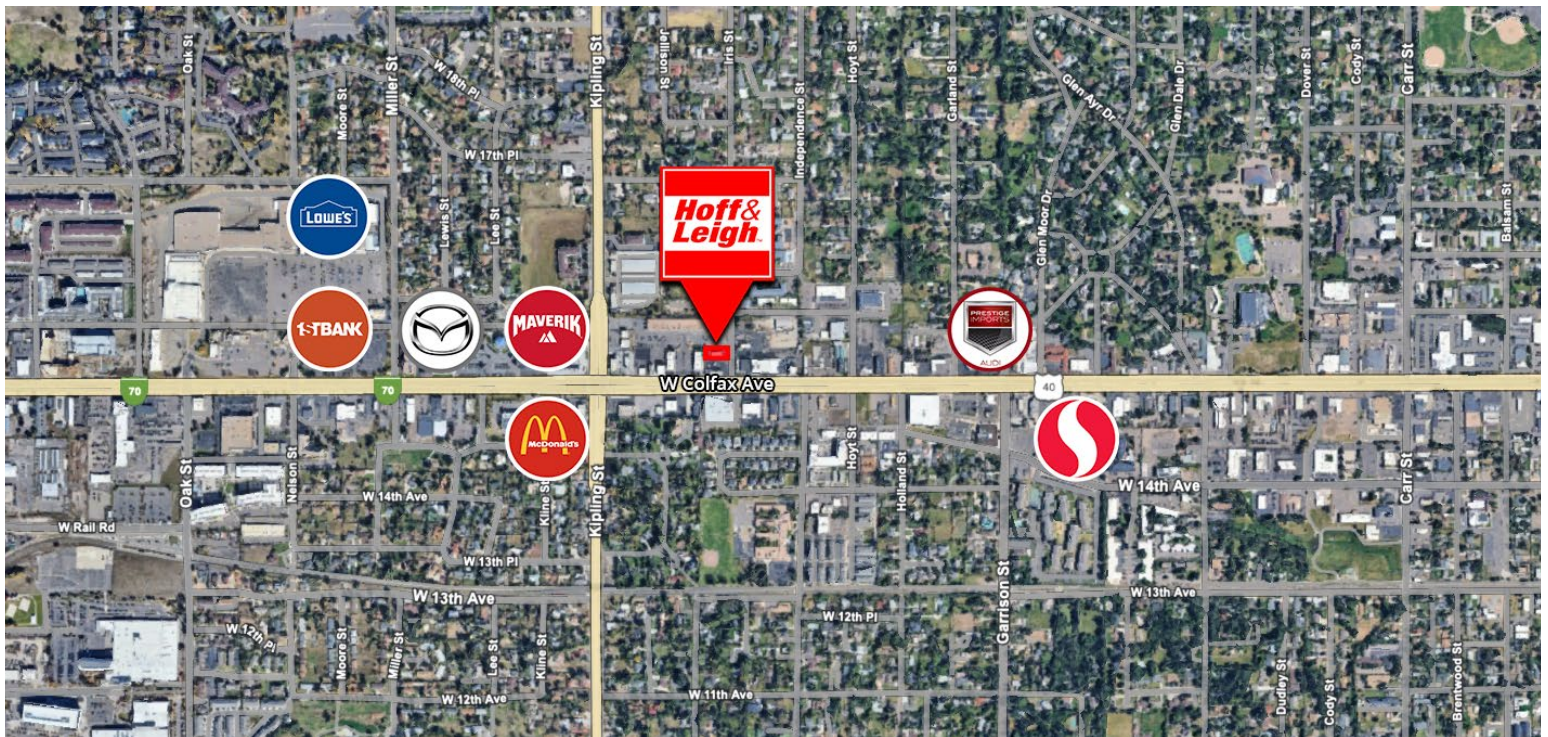
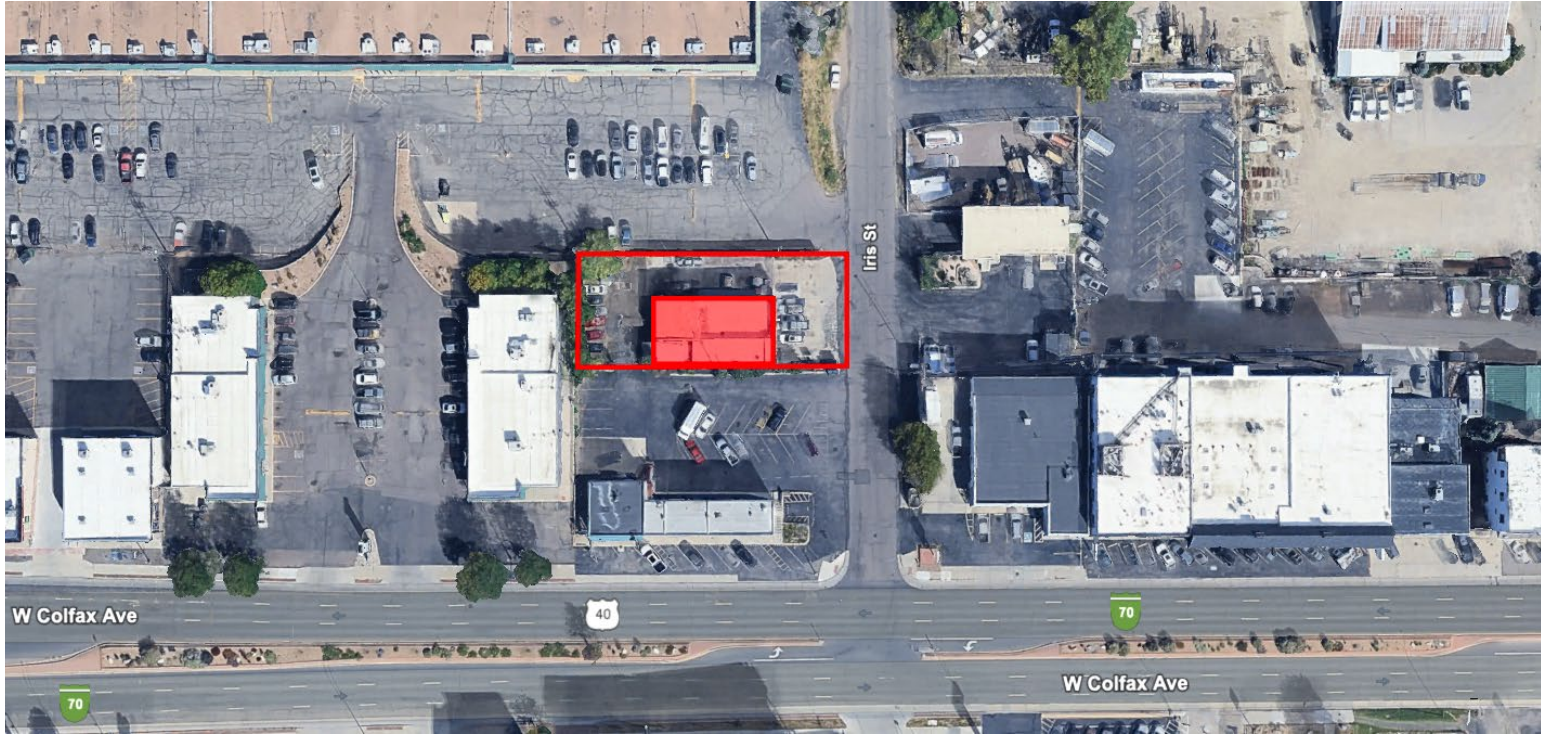


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