

# For Sale

7755 W. 12<sup>th</sup> Ave.  
Lakewood, CO

## Multi-Family Investment Opportunity

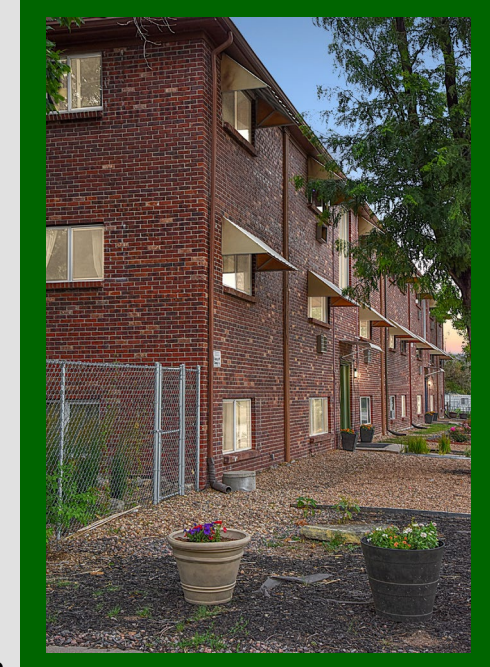
### Details:

**Price:** \$4,950,000

**Cap Rate:** 4.25%

**PPU:** \$206,250

**Proforma CR:** 5.36%



- Value Add 24 Unit Multifamily Opportunity
- 5 minute walk to the Lakewood Wadsworth Station
- Active Area Development
- Zoning: M-R-T Mixed Use - Residential – Transit

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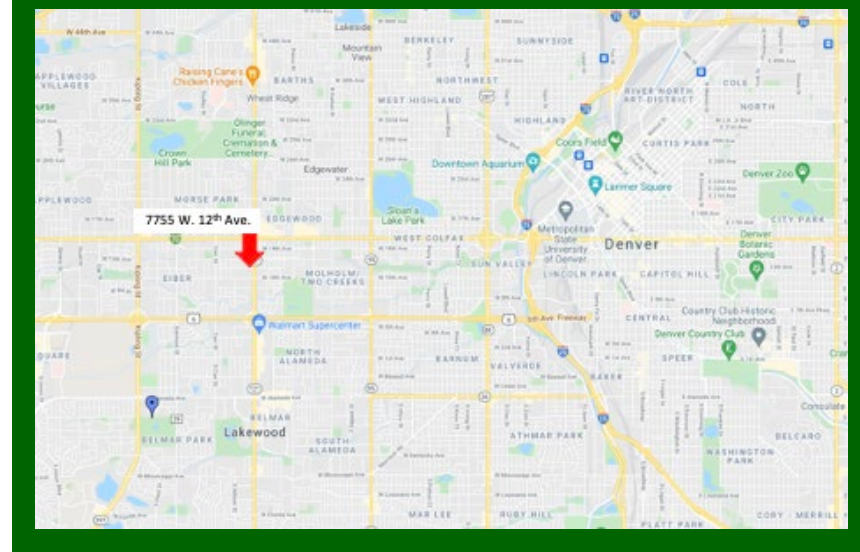


# For Sale

7755 W. 12th Ave.

Panorama Commercial Group is excited to present this turn-key investment that has been well maintained and is fully leased. This 24-unit apartment building consists of 22 one-bedroom apartments and 2 studios; built in 1972. Twenty of the 24 units have been renovated. Several capital improvements have been completed over the last 5 years, including a new roof, parking lot, outdoor spaces for tenant use, and new windows just to name a few. While improvements have been made, the building holds to its original vintage charm. The units are currently fully leased, and rents have ample room to increase.

This is a great opportunity for a savvy investor wanting to establish themselves with a healthy multifamily investment in a growing community with a turnkey property that has a significant upside! The property will continue to attract quality long term tenants who want a quick commute downtown, amenities within reach, but don't want to pay the downtown prices!



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