

**BANK OWNED**  
**RETAIL SPACE IN STRIP CENTER**



We are offering a retail space for sale in a high traffic and highly visible location. This space is located next door to a convenience store/gas station. This property was formerly a Laundry Mat/Cleaners, and most equipment is still on site. The property is surrounded by residential homes and has sufficient parking.

## Property Specifications

<b>Address:</b>	<b>6020 West 20th St. Edgewater, CO 80214</b>
<b>Building Size:</b>	<b>+/- 2,400 SF</b>
<b>Lot Size:</b>	<b>+/- 8,024 SF</b>
<b>Sale Price:</b>	<b>\$239,000</b>
<b>YOC:</b>	<b>1970</b>
<b>Intersection:</b>	<b>20th &amp; Sheridan</b>
<b>County:</b>	<b>Jefferson</b>
<b>Taxes:</b>	<b>\$4,083 (2009)</b>
<b>Parcel ID #:</b>	<b>39-363-01-002</b>

## Location Map



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# For Sale

6020 West 20th Street • Edgewater, CO 80214

