

1600 Carr Street Lakewood, CO, 80214

GLASS PROPERTIES GROUP

KELLERWILLIAMS REALTY



ncome-Producing Lakewood Fourplex with 7.3% Cap Rate!

Fully leased Lakewood fourplex offering four rental units, a 7.3% cap rate, 18 off-street parking spaces, and mixed-use zoning. The property features three 1-bedroom, 1-bath units and one 2-bedroom, 1-bath unit, all currently occupied and generating in-place rental income. Each unit includes its own private, fenced outdoor space, while updated interiors and abundant parking add to the property's rental appeal. The mixed-use zoning allows for residential and commercial uses, providing flexibility for a future owner to maintain the existing multifamily configuration or explore additional possibilities, subject to City of Lakewood requirements and approvals. With all four units leased, the property offers an established income stream and potential opportunities to add value over time. Conveniently located minutes from Casa Bonita and Lakewood Country Club and approximately 15 minutes from Sloan's Lake, 1600 Carr Street provides access to nearby dining, recreation, and Denver amenities. At $725,000 or best offer, this property presents an opportunity to acquire an income-producing multifamily asset with parking, flexible zoning, and long-term investment potential.

PROPERTY PHOTOS









Rent Roll

Source: Seller-provided. Prepared by Glass Properties Group

Unit	Unit Type (Bd/Ba)	Sq Ft	Lease Start	Lease End	Monthly Rent	Annual Rent
Unit 1	1 bd/1 ba	477	1/1/2026	1/1/2027	$1,350	$16,200
Unit 2	1 bd/1 ba	477	10/1/2026	10/1/2027	$1,350	$16,200
Unit 3	2 bd/1 ba	629	10/1/2024	10/1/2027	$1,600	$19,200
Unit 4	1 bd/1 ba	629	7/1/2026	7/1/2027	$1,250	$15,000
Total		**2232**			**$5,550**	**$66,600**

MAP

Lakewood, Colorado

EMPLOYERS, AMENITIES & LIGHT RAIL — ALL WITHIN 10 MINUTES

MAJOR EMPLOYERS

1. **Denver Federal Center**
   Federal campus · Lakewood · 2.7 mi · 7 min drive
2. **St. Anthony Hospital**
   11600 W 2nd Pl, Lakewood · 4.1 mi · 9 min drive
3. **Intermountain Lutheran Hospital**
   12911 W 40th Ave, Wheat Ridge · 4.9 mi · 11 min drive
4. **Terumo BCT**
   10811 W Collins Ave, Lakewood · 2.4 mi · 7 min drive
5. **Lakewood Civic Center**
   480 S Allison Pkwy, Lakewood · 3.1 mi · 7 min drive

DINING

6. **Ted's Montana Grill**
   330 S Teller St, Lakewood · 2.9 mi · 7 min drive
7. **Tstreet Roadhouse**
   445 S Teller St, Lakewood · 3.1 mi · 7 min drive
8. **Simms Steakhouse**
   11911 W 6th Ave, Lakewood · 3.5 mi · 8 min drive

COFFEE & CAFÉS

9. **Brynmor Coffee**
   1480 Carr St, Lakewood · 0.2 mi · 1 min drive
10. **Sweet Bloom Coffee Roasters**
    1619 Reed St, Lakewood · 1.1 mi · 4 min drive
11. **Red Bus Coffee**
    890 Wadsworth Blvd, Lakewood · 1.6 mi · 4 min drive
12. **Queen City Collective Coffee**
    10051 W 26th Ave, Wheat Ridge · 2.0 mi · 5 min drive

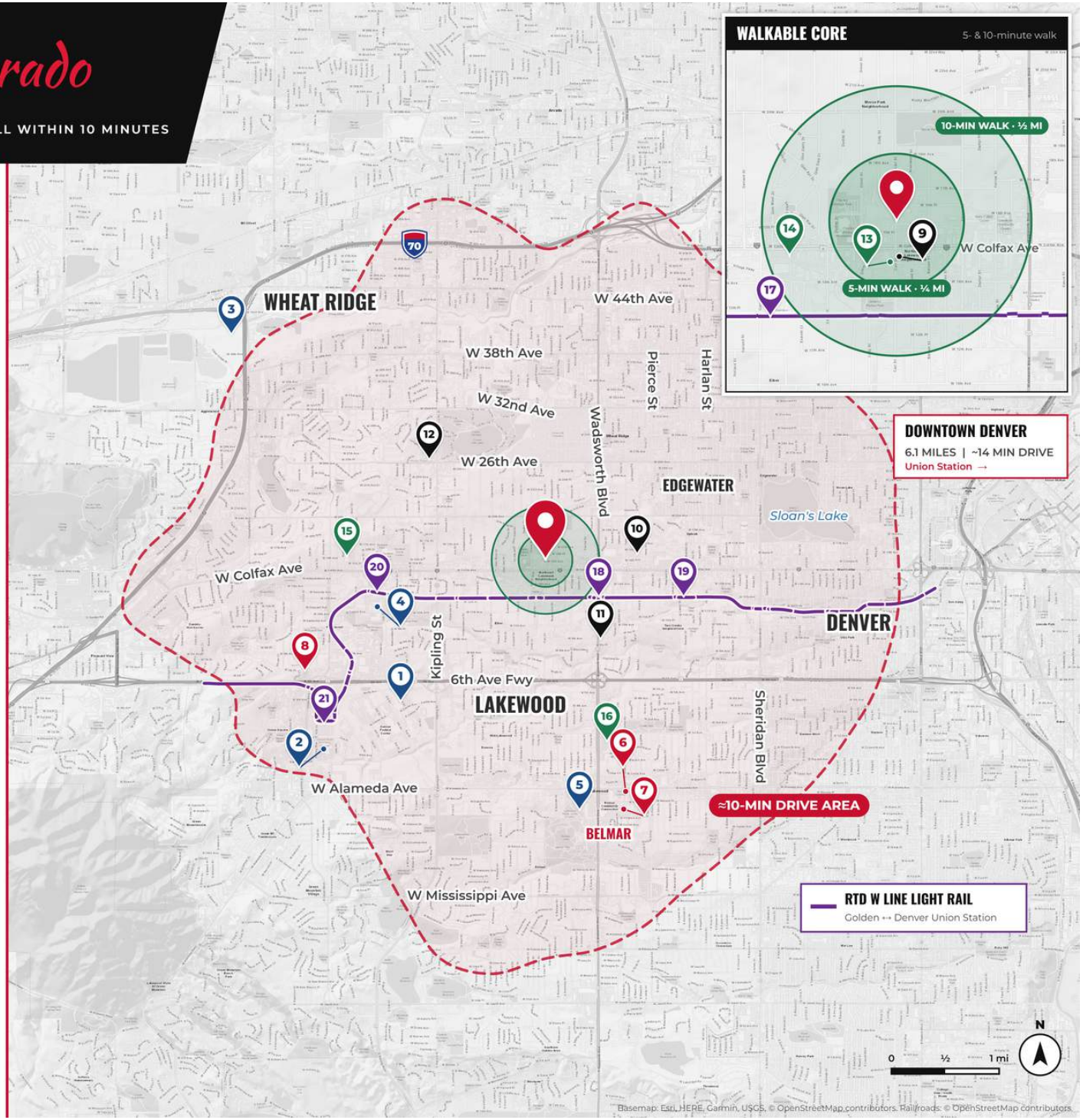
GROCERY & MARKETS

13. **Chicago Food Depot**
    1477 Carr St, Lakewood · 0.2 mi · 1 min drive
14. **Natural Grocers**
    9030 W Colfax Ave, Lakewood · 0.5 mi · 2 min drive
15. **King Soopers**
    1555 Quail St, Lakewood · 2.0 mi · 6 min drive
16. **Sprouts Farmers Market**
    98 Wadsworth Blvd, Lakewood · 2.3 mi · 6 min drive

TRANSIT · RTD W LINE

17. **Garrison Station**
    W Line light rail · Lakewood · 0.9 mi · 3 min drive
18. **Lakewood–Wadsworth Station**
    1298 Wadsworth Blvd, Lakewood · 1.4 mi · 4 min drive
19. **Lamar Station**
    W Line light rail · Lakewood · 1.6 mi · 5 min drive
20. **Oak Station**
    1311 Oak St, Lakewood · 1.8 mi · 5 min drive
21. **Federal Center Station**
    11601 W 2nd Pl, Lakewood · 4.1 mi · 10 min drive

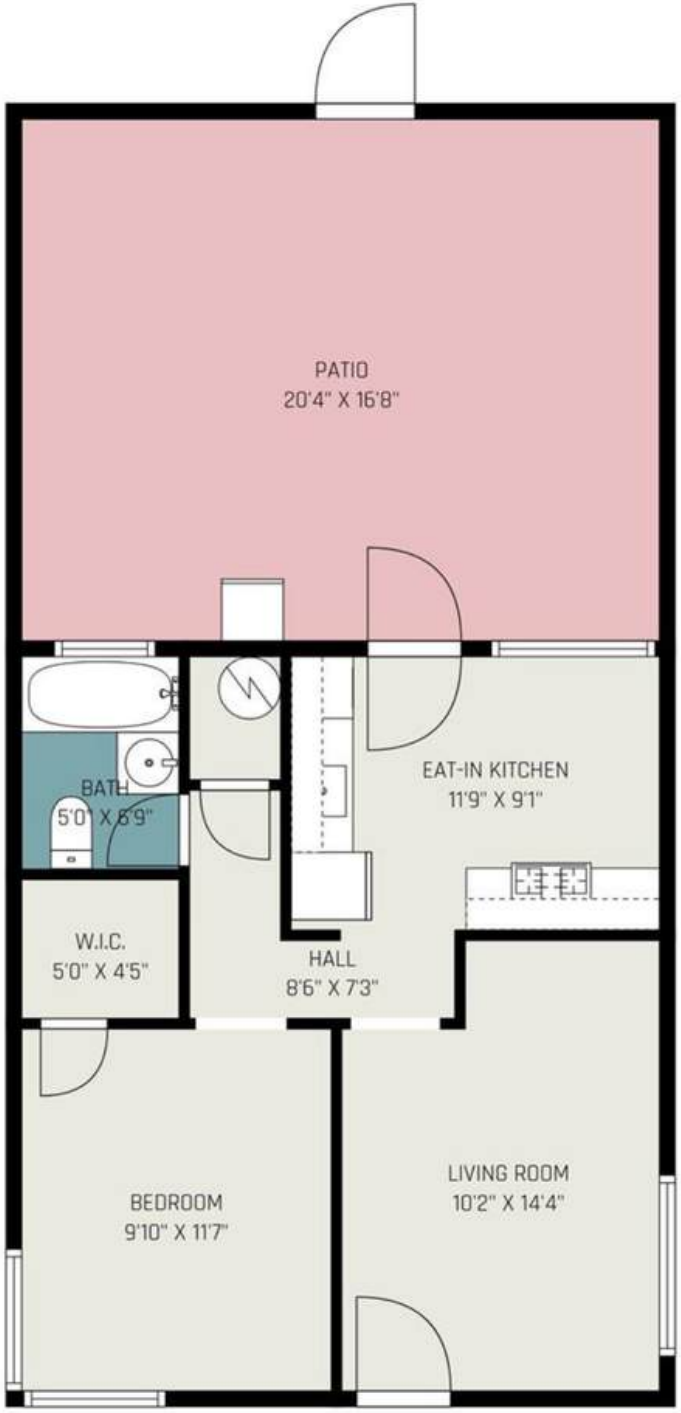
Drive times are free-flow estimates (OSRM / OpenStreetMap), not traffic-adjusted. Walk rings are straight-line ¼ & ½ mi. Locations verified via geocoding; shown for reference.



FLOOR PLAN


PATIO
31'1" X 10'0"
BATH
5'1" X 7'3"
KITCHEN
11'3" X 8'11"
ROOM
10'0" X 14'1"
W.I.C.
5'1" X 4'2"
HALL
8'7" X 7'5"
BEDROOM
10'2" X 11'3"
LIVING ROOM
10'2" X 14'0"

FLOOR PLAN


PATIO
20'4" X 16'8"
BATH
5'0" X 6'9"
EAT-IN KITCHEN
11'9" X 9'1"
W.I.C.
5'0" X 4'5"
HALL
8'6" X 7'3"
BEDROOM
9'10" X 11'7"
LIVING ROOM
10'2" X 14'4"

FLOOR PLAN


PATIO
13'3" X 11'4"
BATH
5'2" X 7'7"
EAT-IN KITCHEN
11'9" X 8'7"
W.I.C.
5'2" X 4'1"
HALL
5'4" X 3'1"
LIVING ROOM
9'8" X 15'6"
BEDROOM
10'6" X 12'1"





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“We help our clients build wealth through Real Estate”

Property Description

- Units: 4
- Bedrooms: 5 Total
- Bathrooms: 4 Total
- Occupancy: 100% / Fully Leased
- Cap Rate: 7.3%
- Parking: 18 Off-Street Spaces

Special Features

- Side-by-side fourplex with a flexible mix of unit layouts
- Updated interiors throughout
- Private, fenced outdoor space for each unit
- Mixed-use zoning allowing residential and commercial uses, subject to city approvals
- Turnkey rental income with future value-add potential
- Opportunity to explore rent optimization and property improvements
- Convenient access to West Denver dining, shopping, and major roads
- Minutes from Casa Bonita and Lakewood Country Club
- Approximately 15 minutes from Sloan’s Lake

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed. Equal Opportunity Housing Provider.