



1545-1555 Sheridan Boulevard
Lakewood, CO 80214

COMMUNITY: Sloans Lake

MLS # 2817796
PRICE \$599,000



Single Family



1300 SQFT



1 Bed



1 Baths



2 Car



30 Acre

PROPERTY DETAILS

This modest house is a great investment for first-time buyers, situated at the intersection of Lakewood, Edgewater, and Denver on a large lot. The area has seen significant residential investment, enhancing its potential. The zoning allows flexible development options, from adding an ADU to building multiple homes. Both parcels are leased month-to-month: 1545 Sheridan is a 1-bed/1-bath at \$1,600/mo, and 1555 Sheridan is a vacant lot at \$500/mo, totaling \$2,100 in income. Sloan's Lake Park and a bus stop are nearby, and Sheridan Station (W Line) is less than half a mile away, providing direct access to Union Station. Edgewater Marketplace is within one mile. Walk Score: 86.



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