

For Sale
Church Building For Sale
34,231 SF



5592 Independence Street

Arvada, Colorado 80002

Property Overview

- Centrally-located 34,231 SF church building on 3.71 acres of land available for sale
- Beautiful, well-maintained sanctuary space seats over 200
- Main floor features offices and nursery space
- Large parking lot with designated drop-off zones accessible from Grandview Ave and Independence St
- Functional lower level built out for day care includes commercial kitchen and access to outdoor play area
- Property includes adjacent separate legal parcel with 2,850 SF single family home that can generate income
- Easy access off I-70, Kipling Pkwy, Ralston Rd & 58th Ave

Sale Price: \$2,700,000

Property Facts

Building SF:	34,231 SF
Land Area:	3.71 AC
Year Built:	1963; addition in 1970s
Parking:	154 spaces
Zoning:	R-L (Residential-Low Density)

For more information:

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Evan Makovsky

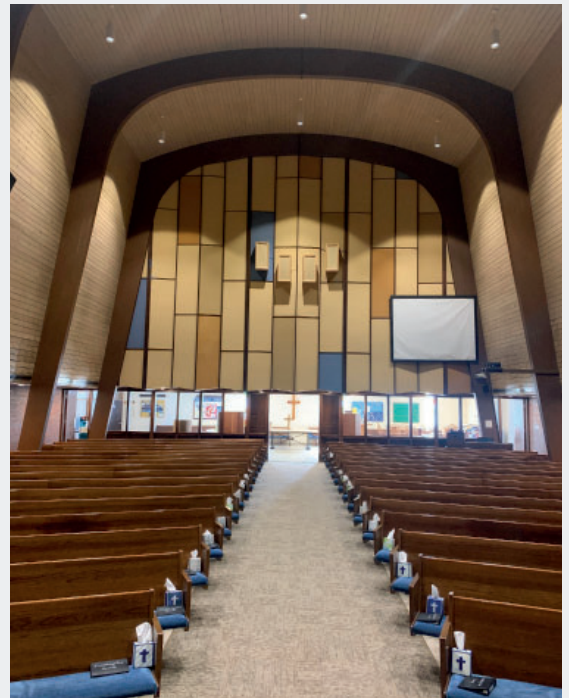
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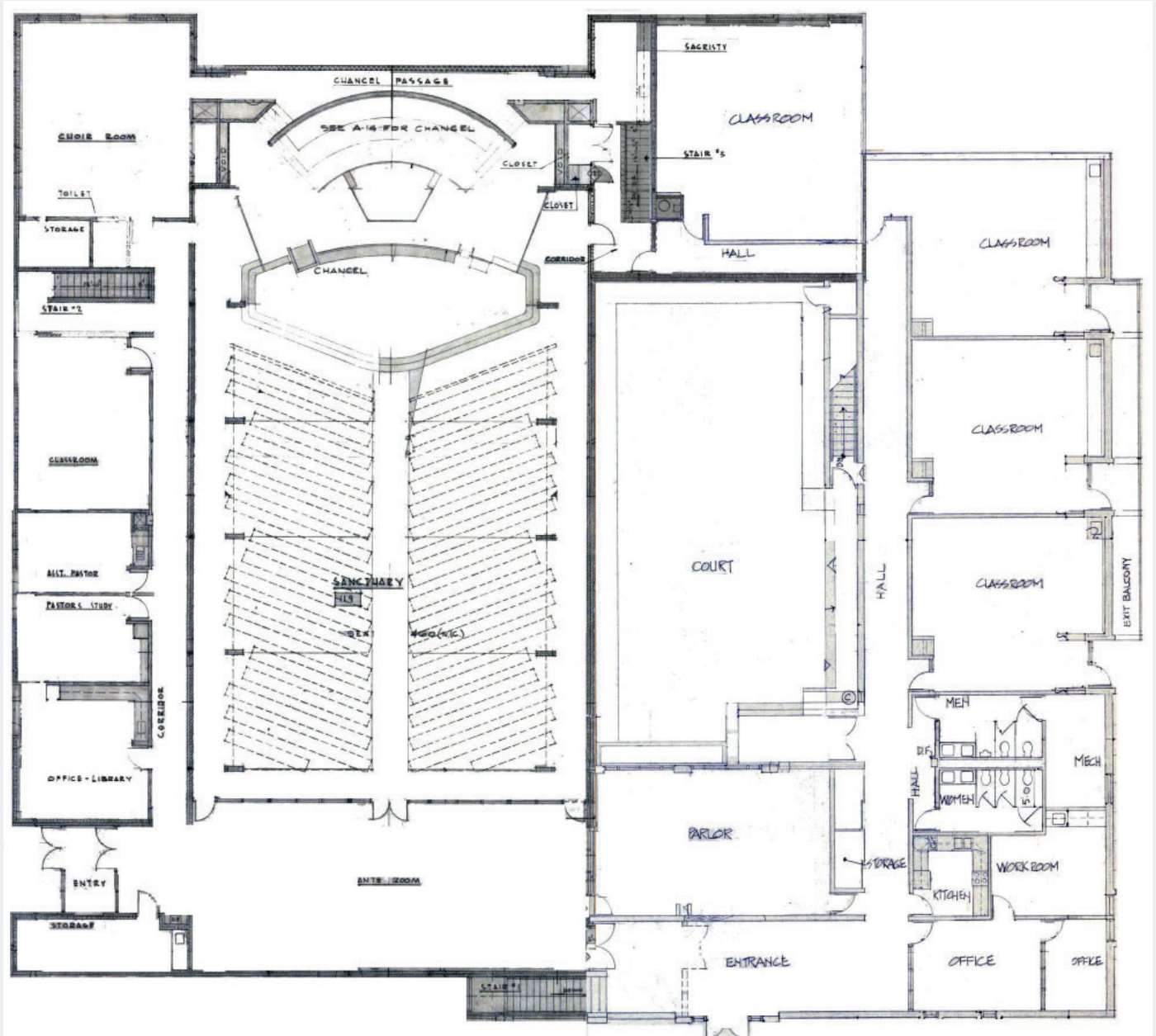
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Main Level Floorplan



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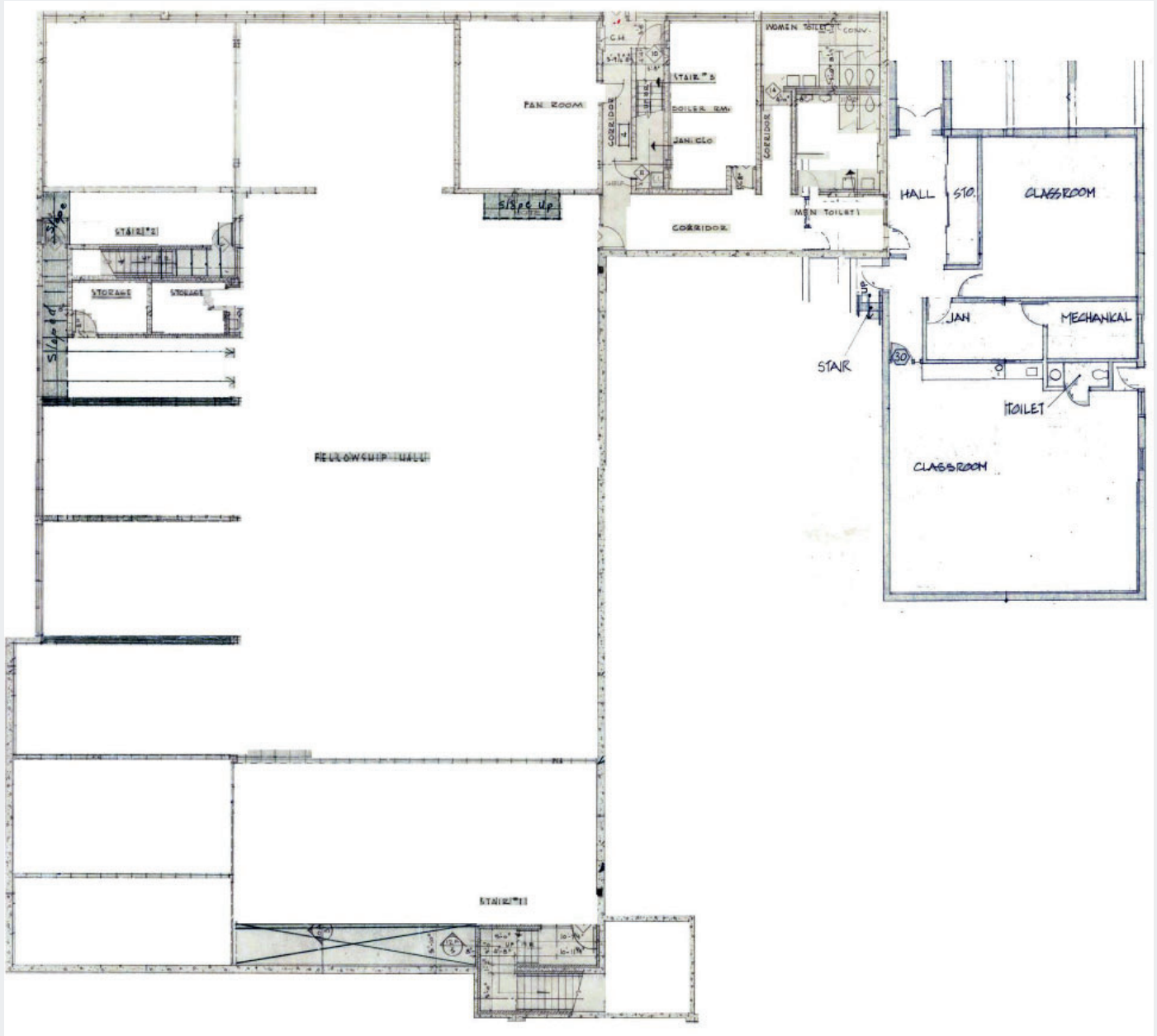
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Lower Level Floorplan



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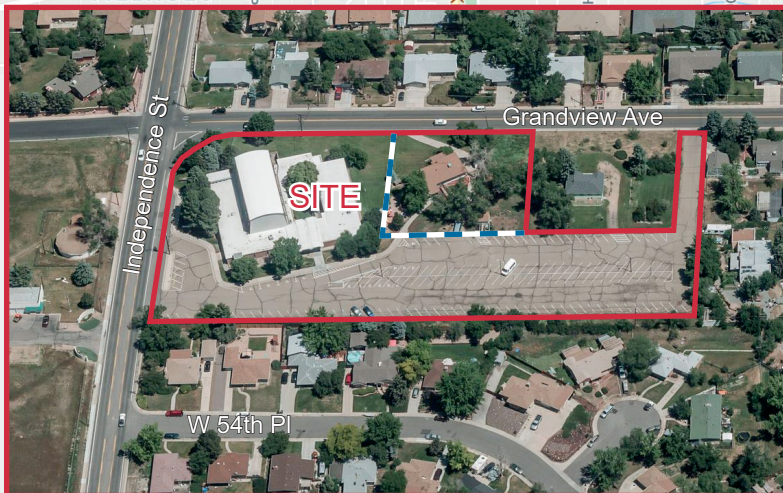
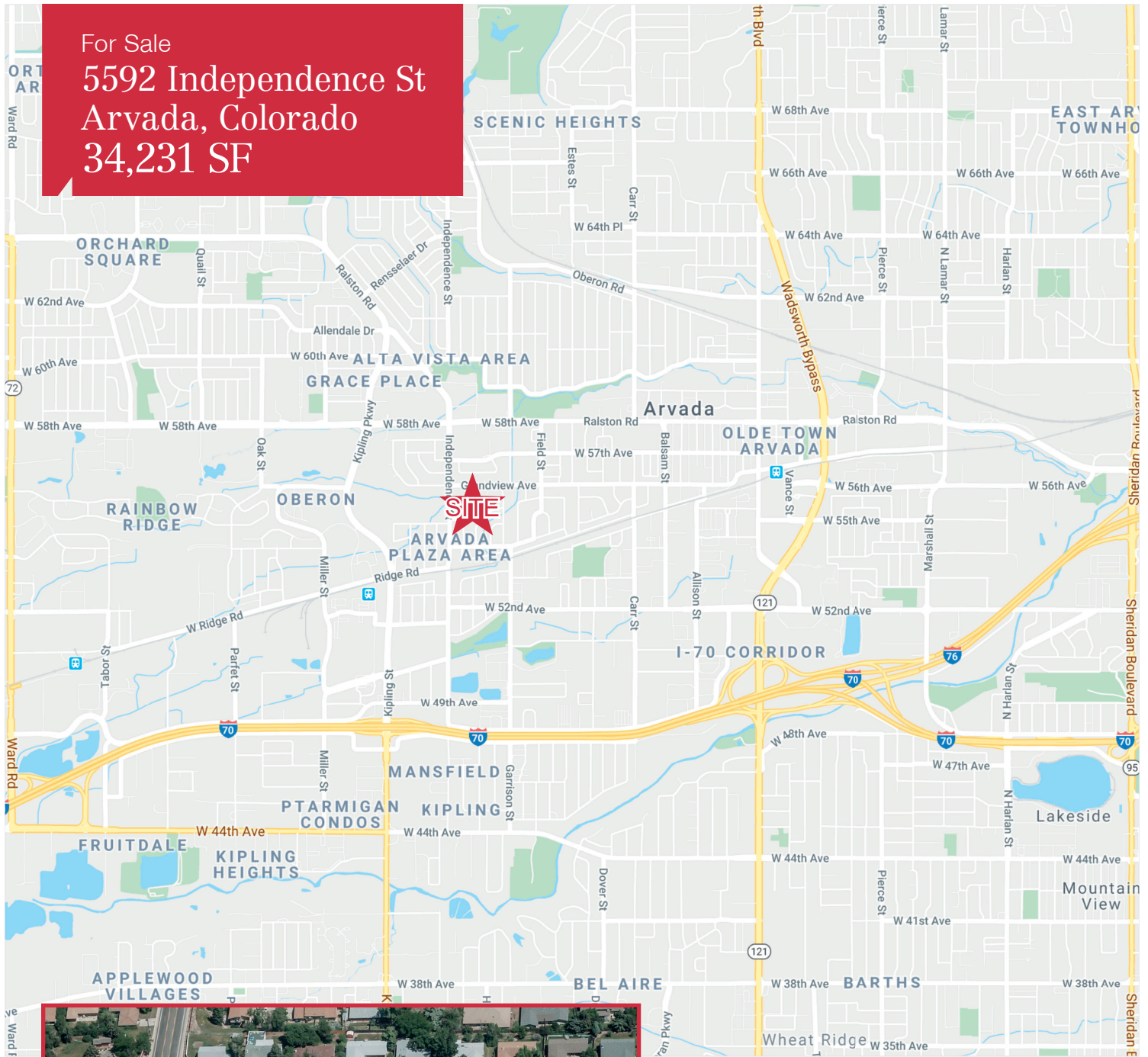
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