

CHURCH | AUXILIARY BUILDING FOR SALE



For Sale

Loveland Church

5420 North Taft Avenue
Loveland, CO 80538

\$9,250,000 (\$166/SF)
55,833 Total SF | 16.2 Acres
44,943 SF Building | 10,890 SF Auxiliary



5420 North Taft Avenue, Loveland, CO

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LC Real Estate Group is pleased to present the opportunity to purchase 5420 North Taft Avenue, a 55,833 SF church with auxiliary building on 16.2 acres with PUD zoning in Loveland, Colorado.

- **Location Overview:** The property has convenient access along North Taft Avenue that easily serves both Loveland and South Fort Collins. West 57th Street is one major intersection from US Highway 287 (N. Garfield Ave./S. College Ave.).
- **High Potential Area:** Eleven (11) housing developments totaling 1,461 acres in North Loveland currently in planning and development with an estimated 7,723 future housing units that will add an estimated 17,250 in population in the area.
- **Primary Building Overview:** Built in 2005, the church features a 44,493 SF primary building (Capacity 3,012) with auditorium (16,048 SF, +/- 1,069 Capacity), a large atrium with 24' ceiling, full service kitchen, multiple large meeting/worship rooms, six (6) child care/classrooms serving infant through Kindergarten (+/- 10-16 Capacity/Room), two fully fenced playgrounds, three (3) activity/worship areas/playrooms, and eleven (11) administrative offices, conference room, and more.
- **Auxiliary Building Overview:** Built in 2006, the 10,890 SF auxiliary features a reception, worship area and stage, large meeting/recreation room, large recreation room with kitchen, and large office or class room area, and office.
- **Land Overview:** Situated on 16.2 acres the church features 605 parking spaces and 26 handicap spaces plus an additional acre plus of surplus land for outdoor gatherings and activities or building or parking lot expansion. To the north and east of the property is Legacy Crossing a approximately 373 units, 52 acre housing development featuring approximately 50 single family, 148 duplex, and 180 multifamily apartment units.
- **Construction Cost:** Property is an excellent value priced well below replacement cost at which is estimated to range between \$240 to \$275/SF or \$10.8 to \$16.1 million for the primary building and \$130 to \$160/SF or \$1.4 to \$1.7 million for the auxiliary building or \$12.2 million to \$17.8 million in todays dollars.



Wayne Lewis
Senior Partner & Broker
(303) 588.8808
wlewis@lcrealestategroup.com

ACCESS FULL OFFERING MEMORANDUM

FOR PRINCIPALS

FOR BROKERS