

**FOR SALE
SUBJECT TO OFFER**



RELIGIOUS FACILITY/REDEVELOPMENT
14700 E MISSISSIPPI AVE

Aurora, CO 80012



BUILDING SF
23,359 SF



STORIES
ONE



YEAR BUILT
1971

PROPERTY HIGHLIGHTS

- Dense infill location prime for redevelopment
- 400' of frontage along Mississippi Avenue
- Strong traffic counts of 54,000 vehicles per day
- Minutes to I-225, near public transportation
- Close proximity to the Town Center of Aurora



LOT SIZE
3.86 ACRES



ZONING
R-2



PARKING
+/-150

PROPERTY DESCRIPTION

23,359 square foot Religious Facility located on a 3.86 acre site in Aurora. Constructed in 1971, the brick building (s) have been well-maintained over the years. The primary structure consists of a sanctuary with seating for approximately 300 people, a full kitchen, and numerous classrooms and meeting rooms. The expansive lot is level and has over 400' of frontage on Mississippi Ave. Zoned R-2 (Medium-Density Residential) and designated "City Corridor" in the City of Aurora's Comprehensive Plan, the site is prime for redevelopment.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



LOCATION MAP



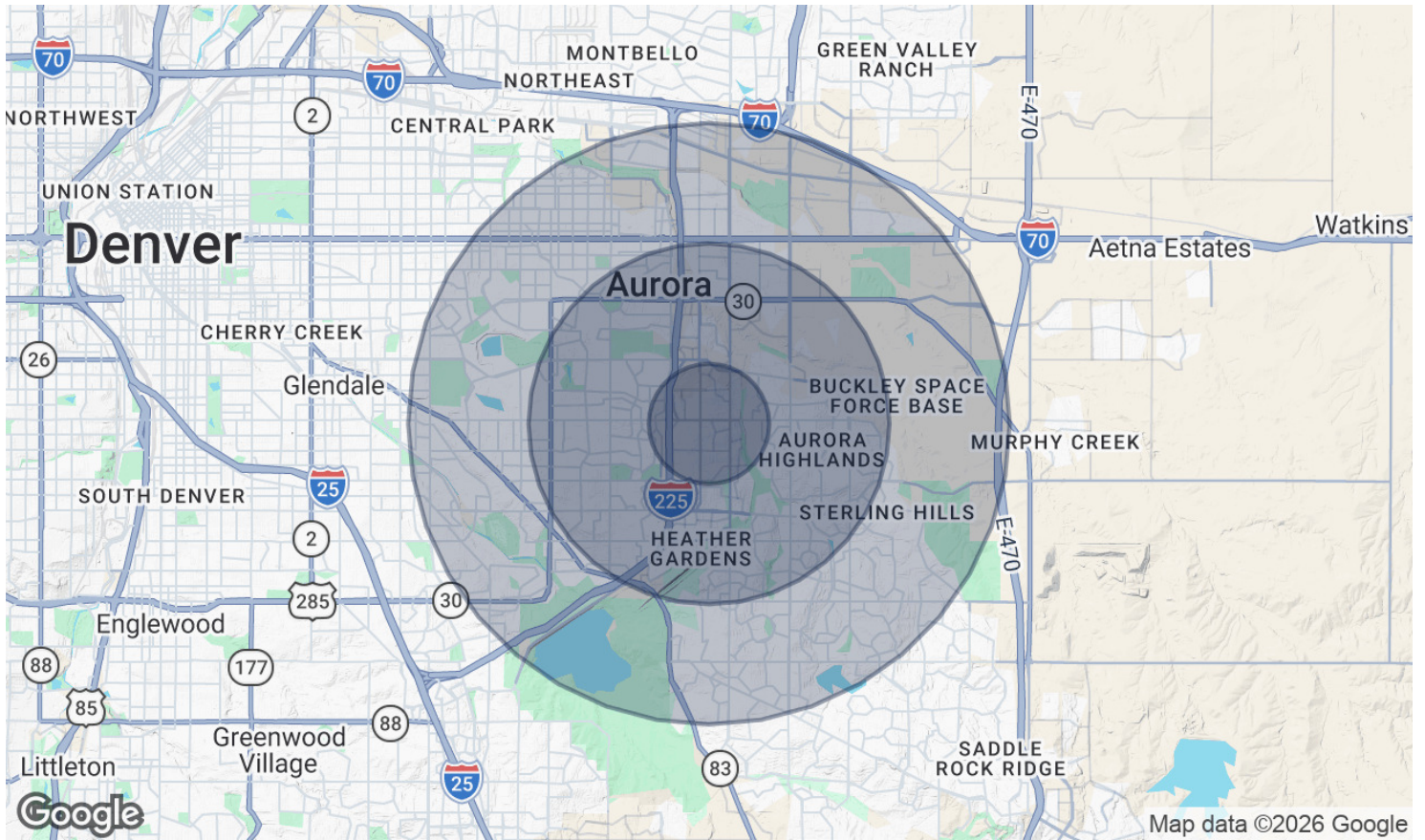
BRANDON GOUKER

720.996.1010

bgouker@madisoncommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,226	175,136	383,498
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,951	67,198	148,511
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$87,818	\$89,110	\$94,194
Average House Value	\$393,892	\$474,689	\$502,965

Demographics data derived from AlphaMap

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PROPERTY PHOTOS



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