

OWNER / USER / INVESTOR OPPORTUNITY FOR SALE  
**CHURCH BUILDING ON 5.33 AC**  
225 MAJESTIC VIEW DRIVE, LOUISVILLE, CO 80027

**TREVEY**  
COMMERCIAL



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## PROPERTY FEATURES

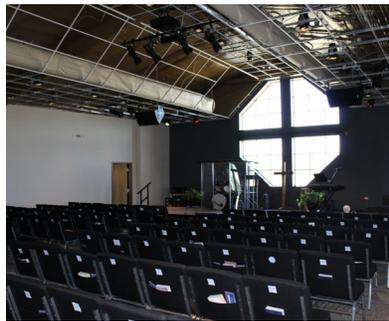
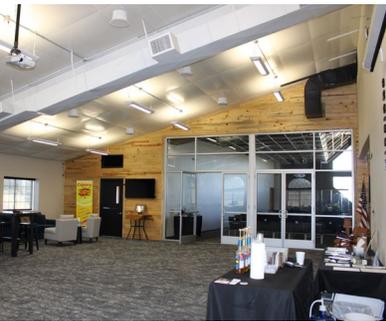
- Existing Church Ready for Occupancy
- Large Lot Allows for Future Growth & Expansion
- Great Location for a Daycare, School, Church or Group Home
- Centrally Located within a Strong Residential Community Close to Major Employment Centers
- East Boulder / Louisville Location with Convenient Access to Foothills Parkway & US Highway 36
- Easily Accessible from Boulder, Lafayette, Erie, Louisville & Westminster
- Prime Views of the Flat Irons
- Full Movement Access From McCaslin Blvd. Directly onto Property

## PROPERTY DETAILS

|                |  |
|----------------|--|
| AVAILABLE      | 6,400 SF on 5.33 AC                            |
| SALE PRICE     | \$3,150,000 (\$492.19 / SF)                    |
| PROPERTY TAXES | \$7,623.74 (2025)<br>(Current Owner is Exempt) |
| ZONING         | ER - Estate Residential                        |
| USE / TYPE     | Church (Current Use)                           |
| PARKING        | Ample On-site                                  |
| WATER / SAN    | Well / Septic                                  |
| GAS / ELECTRIC | Xcel Energy: ±\$2,100 / Mo.                    |
| YEAR BUILT     | 1995   |
| CITY / COUNTY  | Louisville / Boulder (Unincorp.)               |

# CHURCH BUILDING ON 5.33 AC IN BOULDER COUNTY

**FOR SALE**  
225 MAJESTIC VIEW DR., LOUISVILLE, CO



**TREVEY**  
COMMERCIAL

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## **BROKERAGE DISCLOSURE**

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