

# 2575

**W CHURCH AVE**  
LITTLETON, CO 80120

~~\$1,425,000~~ **\$1,200,000**  
SALE PRICE

**4,532 SF**  
BLDG SIZE

 **DOWNTOWN LITTLETON CREATIVE USE / OFFICE BUILDING**



**PRICE REDUCED!**



**DMU DOWNTOWN  
MIXED-USE ZONING**

**VIEW FULL ZONING CODE HERE:**  
<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx#catid-4>

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# PROPERTY SUMMARY

|                                |   |
|--------------------------------|---|
| <b>Address:</b>                | 2575 W Church Ave<br>Littleton, CO 80120      |
| <b>Sale Price:</b>             | \$1,200,000 (\$264/SF)                        |
| <b>Year Built / Renovated:</b> | 1965 / 2012                                   |
| <b>County:</b>                 | Arapahoe                                      |
| <b>Building Size:</b>          | 4,532 SF (TO BE VERIFIED BY BUYER)            |
| <b>Land Size:</b>              | 6,250 SF (0.14 AC)                            |
| <b>Taxes (2023):</b>           | \$22,079.44                                   |
| <b>Property Type:</b>          | Creative Use / Office                         |
| <b>Parking:</b>                | 2 Spaces Onsite & Street Parking              |
| <b>Tenancy:</b>                | Single  |
| <b>Zoning:</b>                 | DMU Downtown Mixed-Use<br>(City of Littleton) |



## PROPERTY HIGHLIGHTS

- Office/Creative Use Building in Downtown Littleton Directly off of Santa Fe Dr.
- Complete Renovation in 2012 with Functional Floorplan
- Versatility – Building is Primed for an Office or Institutional Use But Can be Converted to Retail
- Walkable to Downtown Littleton or Arapahoe County College
- Potential to Assemble with the Lot Next door to the North – Contact Broker for Info

# EXTERIOR PHOTOS

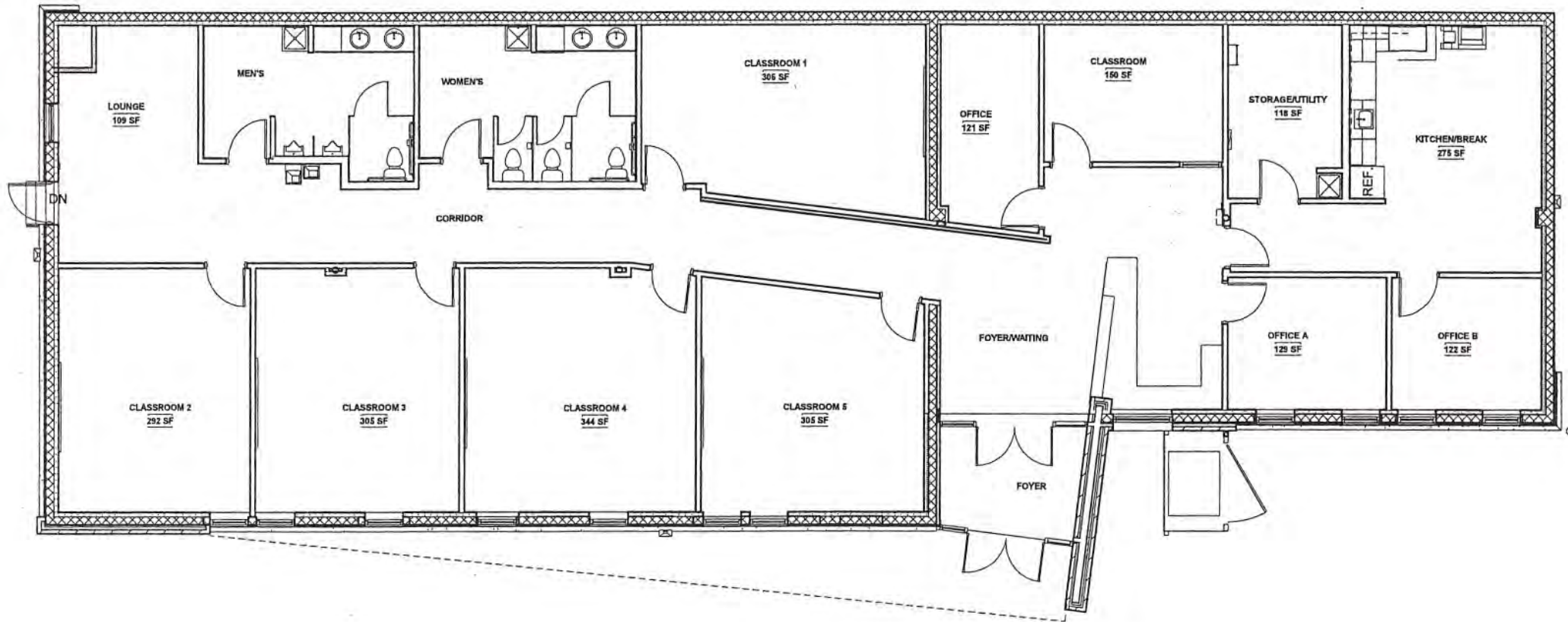


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# INTERIOR PHOTOS



# FLOORPLAN



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\*Sizes and dimensions are approximate, actual may vary. If exact square footage and/or dimensions are a concern, the property should be independently measured.

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