



SALE PRICE REDUCED!

OFFICE/COMMUNITY BUILDING FOR SALE

4651 Tulsa Ct, Denver, CO 80239

Sales Price: ~~\$1,400,000~~ **\$1,100,000**

Building Size: 12,779 SF

Lot Size: 1.12 AC

LEAD BROKER

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OFFERING SUMMARY

Introducing an exceptional opportunity for a special purpose/church investor in the Denver area. This expansive 12,779 SF building, constructed in 1967, offers a versatile space for congregation gatherings, administrative offices, and community events. Zoned PUD, the property benefits from allowing all B-1 zoned uses as well as allowed-by-right medical office uses. With its strategic location in Denver, this property presents a rare chance to establish a vibrant community hub, religious facility, school, or medical office.

LOCATION DESCRIPTION

Explore a prime owner/user opportunity in the heart of Denver, CO. This vibrant area boasts convenient access to Denver International Airport, creating easy travel connections for visitors. The location is surrounded by local parks, schools, and community centers, providing a welcoming environment for a special purpose facility or church. It also benefits from a RTD bus stop located in front of the property, giving tenants and customers easy public transportation access.

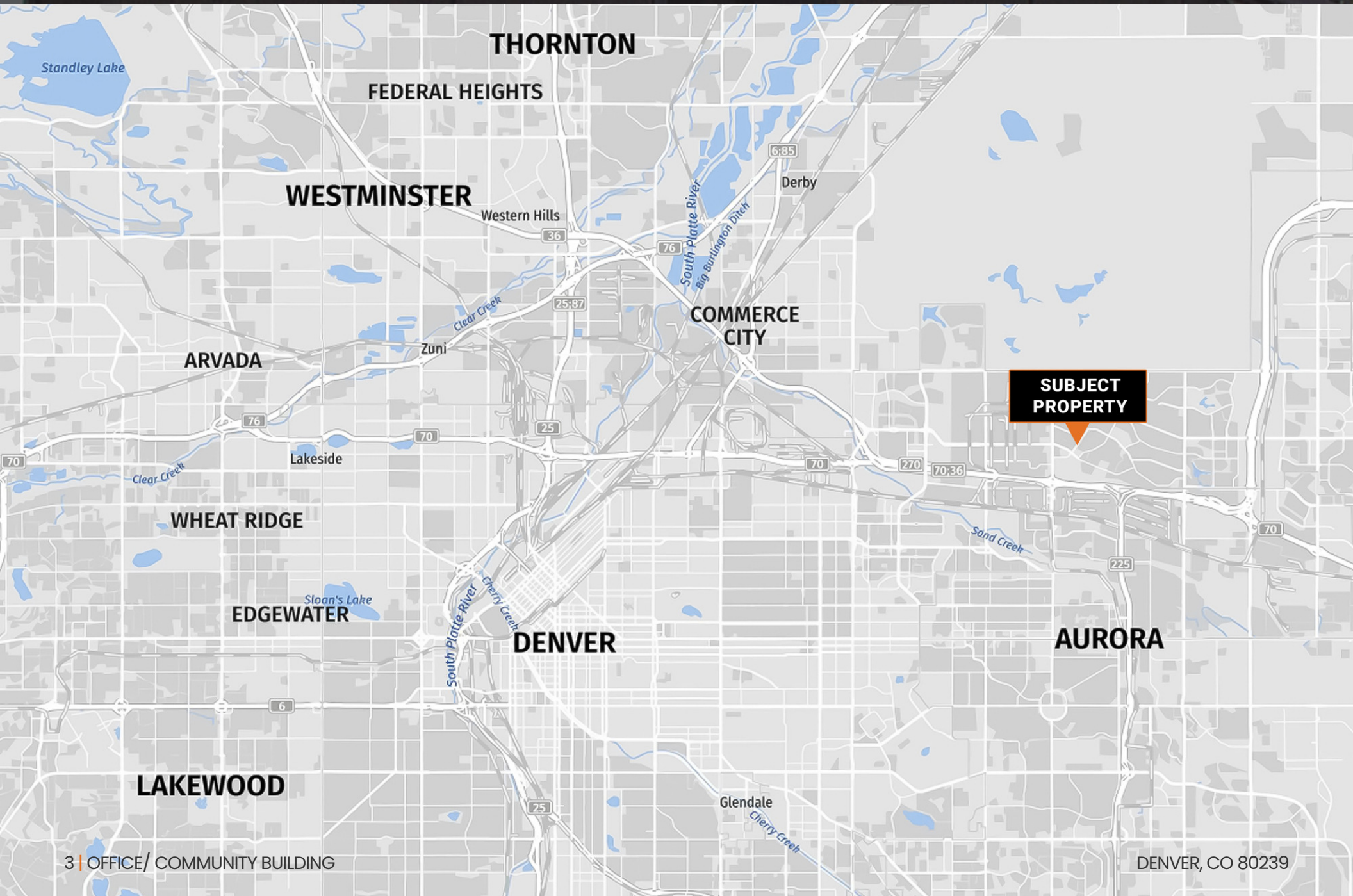
PROPERTY HIGHLIGHTS

- Expansive 12,779 SF building
- Abundant parking
- Zoned PUD - Permitted Uses per the PUD include uses allowed in zoning district B-1 of the Denver's former zoning code (Chapter 59) which include both residential and commercial, both with limitations. City may require a zoning use permit for any new user.
- Ample space for congregation gatherings and events
- Administrative offices for organizational needs
- Potential for customization, expansion and/or redevelopment
- Established location in the Denver area
- Versatile layout for various special purpose uses



PROPERTY SUMMARY

Address	4651 Tulsa Court, Denver, CO 80239
Reduced Sales Price	\$1,100,000
Building SF	12,779 SF
Year Built	1967
Stories	Two (2) + Basement
Lot Size	48,899 SF (1.12 acres)
Zoning	PUD 7 (Denver)
Permitted Uses	Residential & Commercial (w/ Limitations)
Property Taxes	\$0.00 (Currently Tax Exempt)
Building Type	Office, Educational, Community or Religious Center

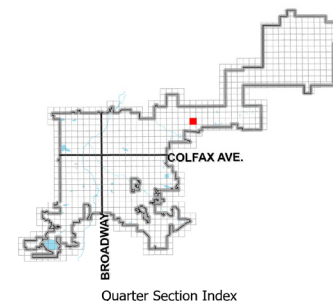
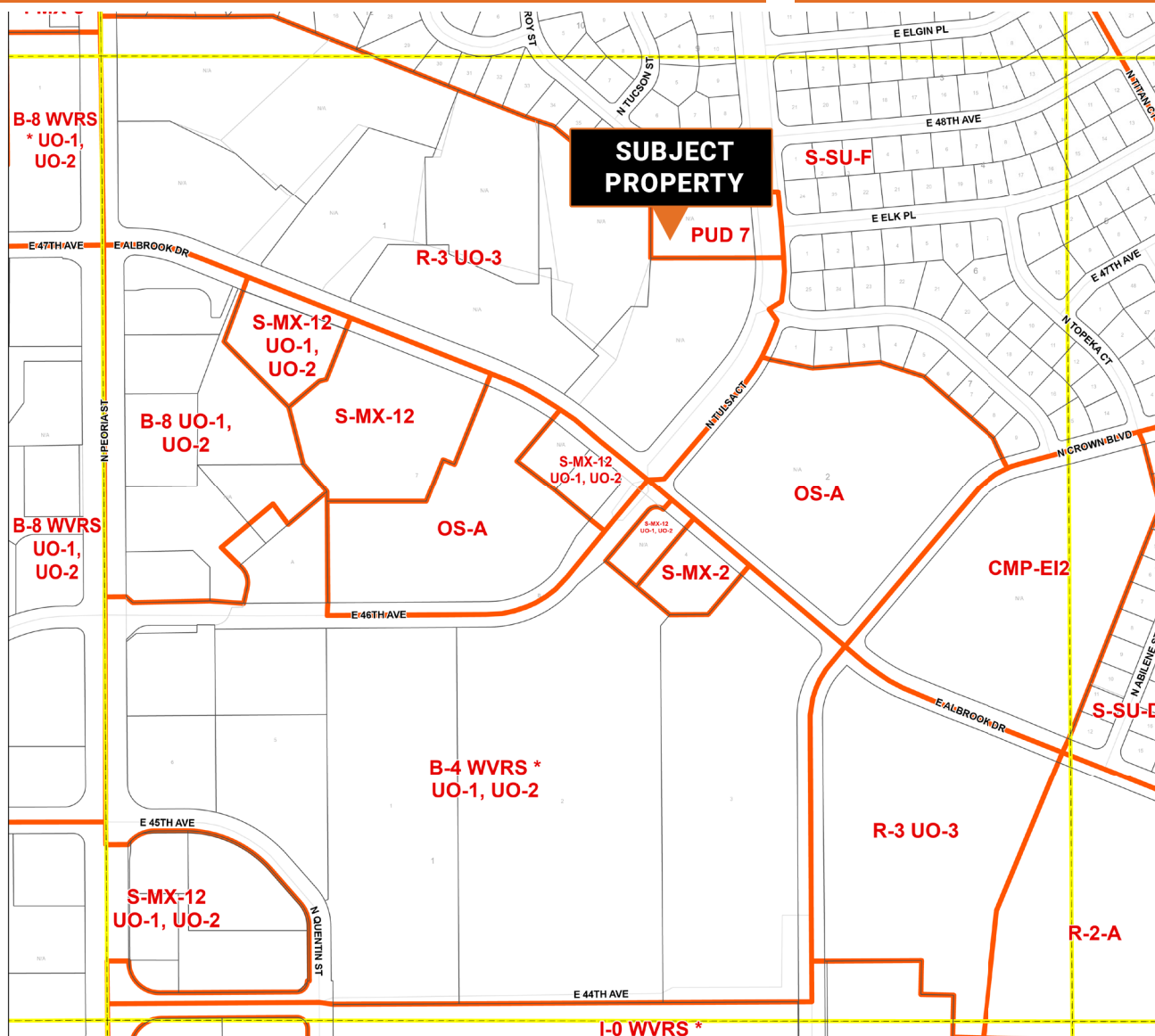




PUD-7 ZONING

B-1 Zoning Allowed Uses

PUD Zoning Amendment



NE_134	NE_135	NE_147
NE_127	NE_126	NE_146
NE_124	NE_125	NE_145

Surrounding Mapsheets

**City and County of Denver
Zoning Map**

QUARTER SECTION: NE_126



0 100 200 300 400 500 Feet



Oct 01, 2024
City and County of Denver
Community Planning and Development
Geographic Information Systems

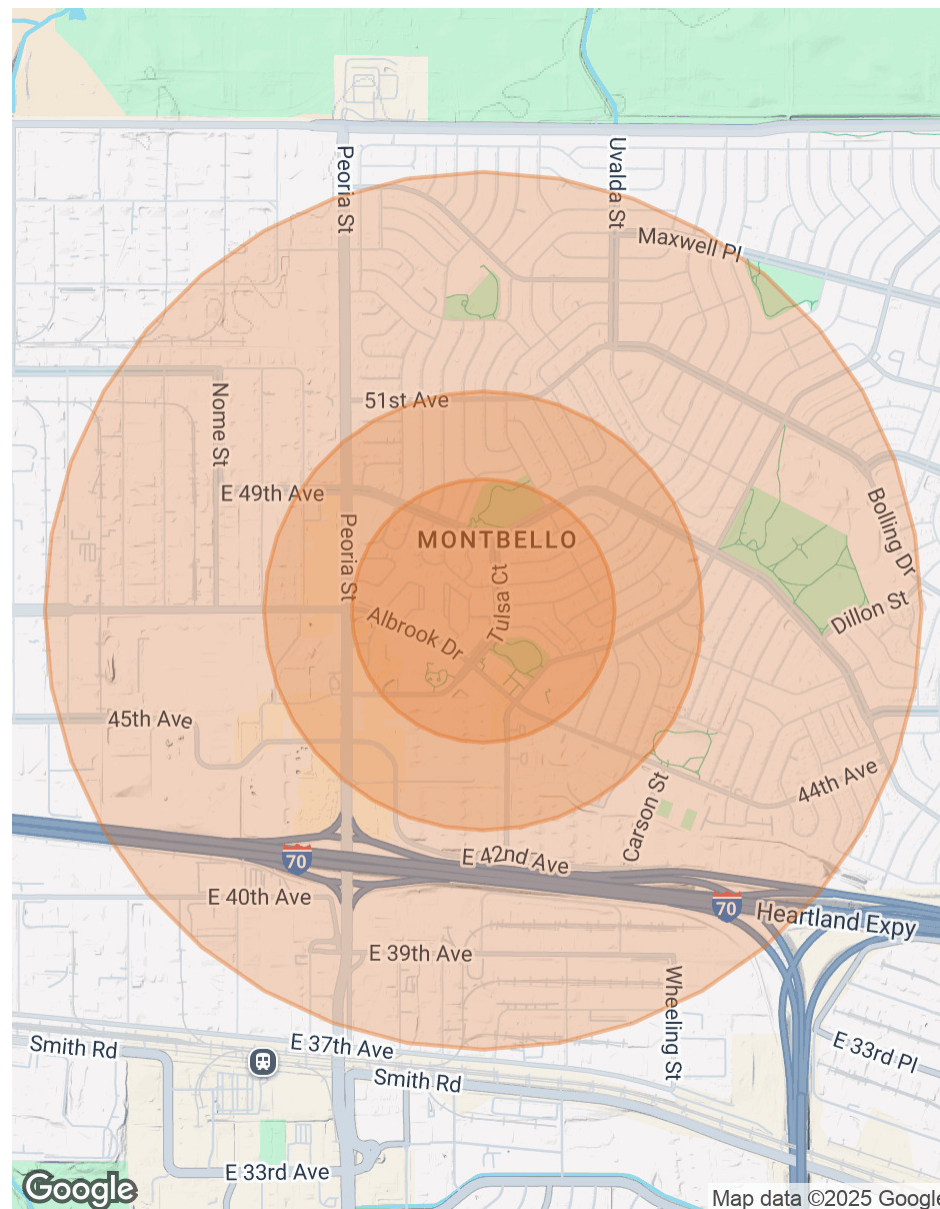




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,679	5,883	15,747
Average Age	32	34	34
Average Age (Male)	32	33	33
Average Age (Female)	33	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	836	1,801	4,375
# of Persons per HH	3.2	3.3	3.6
Average HH Income	\$72,135	\$81,098	\$89,952
Average House Value	\$383,708	\$403,401	\$402,257

* Demographic data derived from 2020 ACS - US Census



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