

OWNER / USER / INVESTOR OPPORTUNITY FOR SALE

RENOVATE CHURCH

7399 S. TUCSON WAY, UNITS B1 & B4, CENTENNIAL, CO 80112



PROPERTY FEATURES

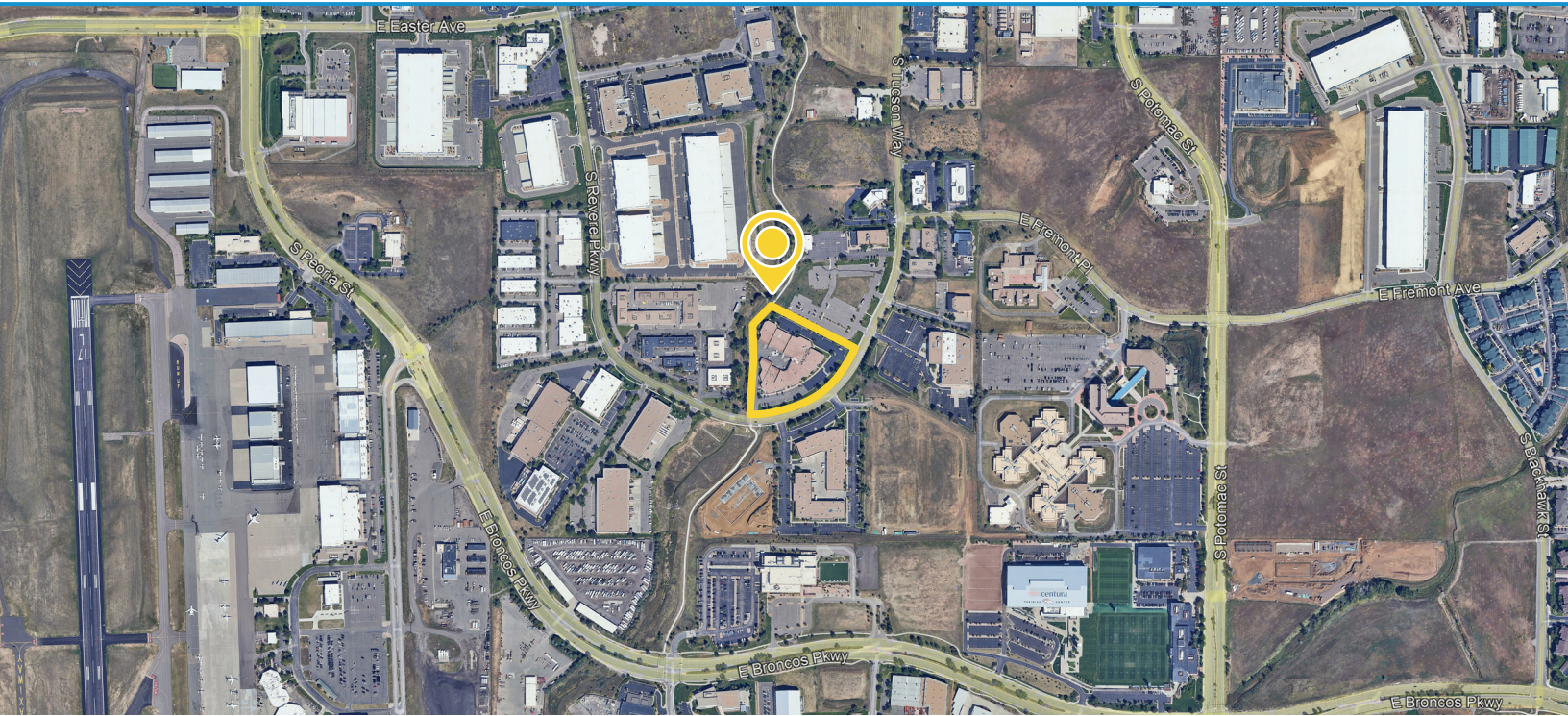
- Fully Built-out Church for Sale
- Potential to Buy One or Both Units
- Excellent Opportunity for an Owner / User, or Investor to Create an Income Property
- Sanctuary Capacity of 299
- Ample Parking (4/1,000)
- Conveniently Located in the Arapahoe Business Park Offering Street Visibility and Building Signage
- One (1) Mile from Centennial Airport, Easy Access from I-25, Arapahoe Road and E-470

PROPERTY DETAILS

AVAILABLE	8,483 SF - 16,966 SF
SALE PRICE	\$3,395,000 (\$200.00 / SF)
PROPERTY TAXES	\$63,645.77 (2024)
ZONING	LI - Commercial
USE / TYPE	Church / Condo
PARKING	4/1,000
YEAR BUILT	1984
CITY / COUNTY	Centennial / Arapahoe

DEMOGRAPHICS

Radius	Current Population	2029 Projected Population	Median Age	Avg. HH Income	Median Home Value	Median Year Built
2 Mile	15,684	15,793	35.0 Y.O.	\$121,928	\$648,228	2005
5 Mile	221,635	232,183	38.8 Y.O.	\$135,890	\$612,752	1994
10 Mile	960,386	997,762	38.6 Y.O.	\$122,484	\$556,692	1988



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