

OWNER / USER / INVESTOR OPPORTUNITY FOR SALE

CHURCH BUILDING ON 5.33 AC

225 MAJESTIC VIEW DRIVE, LOUISVILLE, CO 80027



PRICE REDUCED!



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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	\$2,150,000 (\$335.94 / SF) \$3,150,000 (\$492.19 / SF)
PROPERTY TAXES	\$7,623.74 (2025) (Current Owner is Exempt)
ZONING	ER - Estate Residential
USE / TYPE	Church (Currently)
PARKING	Ample On-site
YEAR BUILT	1995
CITY / COUNTY	Louisville / Boulder

DEMOGRAPHICS

Radius	Population	Households	Median Age	Avg. HH Income	Median Home Value	Median Year Built
2 Mile	19,949	7,936	43.5 Y.O.	\$161,394	\$798,899	1986
5 Mile	118,284	48,366	37.0 Y.O.	\$131,287	\$741,078	1989
10 Mile	420,777	165,175	37.8 Y.O.	\$134,672	\$696,111	1991

TREVEY COMMERCIAL
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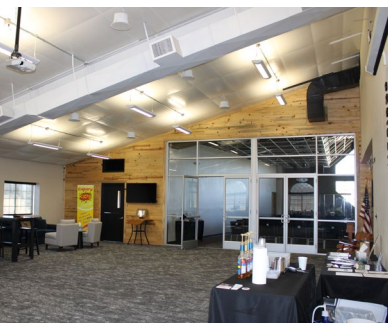
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CHURCH BUILDING ON 5.33 AC IN BOULDER COUNTY

FOR SALE

225 MAJESTIC VIEW DR., LOUISVILLE, CO



TREVEY
COMMERCIAL
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