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RELIGIOUS PROPERTY / POTENTIAL RESIDENTIAL REDEVELOPMENT FOR SALE

25 S NEWLAND STREET, LAKEWOOD, CO 80226

8,480± SF ON 2.27± AC



PROPERTY DESCRIPTION

- » One two-story religious facility totaling 8,480± SF
- » Building includes:
 - » Sanctuary that seats 175±
 - » Three offices
 - » Seven classrooms
 - » Kitchen
 - » Fellowship Hall
- » There is a garage on the property (excluded from the building size)
- » The property is located in Lakewood, a large suburb of Denver, and located approximately 6 miles west of Denver’s city center

BUILDING FEATURES

PARCEL ID	49-123-00-067
COUNTY	Jefferson
NO. OF BUILDINGS	1
ACREAGE	2.27± AC
TOTAL BUILDING SF	8,480± SF
ZONING	R-2 Two-family and Small Lot Residential
SEATING CAPACITY	175±
PARKING	50± paved spots
ASKING PRICE	\$1,495,000

FOR MORE INFORMATION, PLEASE CONTACT:

SARAH ROBERTS, CCIM
305.565.0699
 sroberts@rbmdenver.com
 Licensed Real Estate Broker

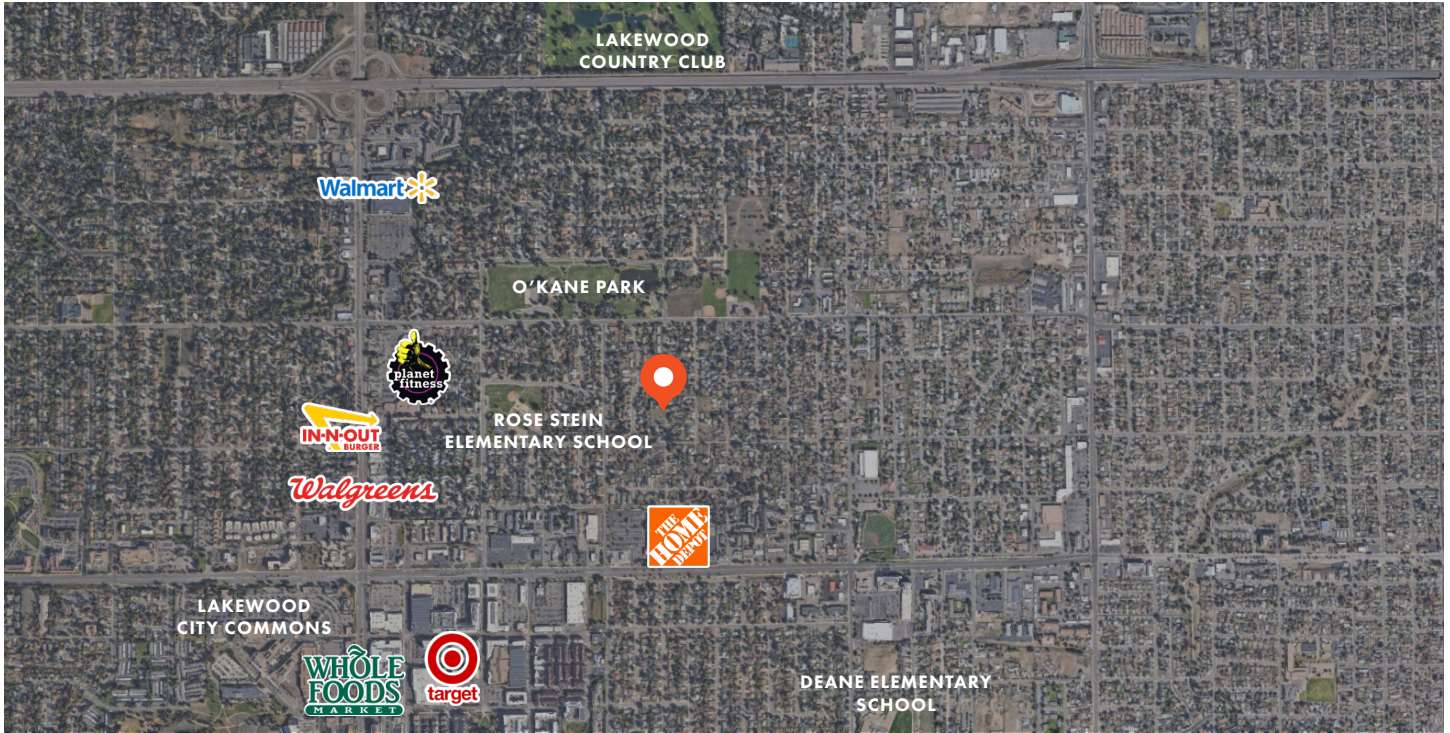


IN COOPERATION WITH:

MATT MESSIER, SIOR, CCIM
407.540.7718
 Principal, Managing Director
 matt.messier@foundrycommercial.com



LOCATION



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PHOTOS



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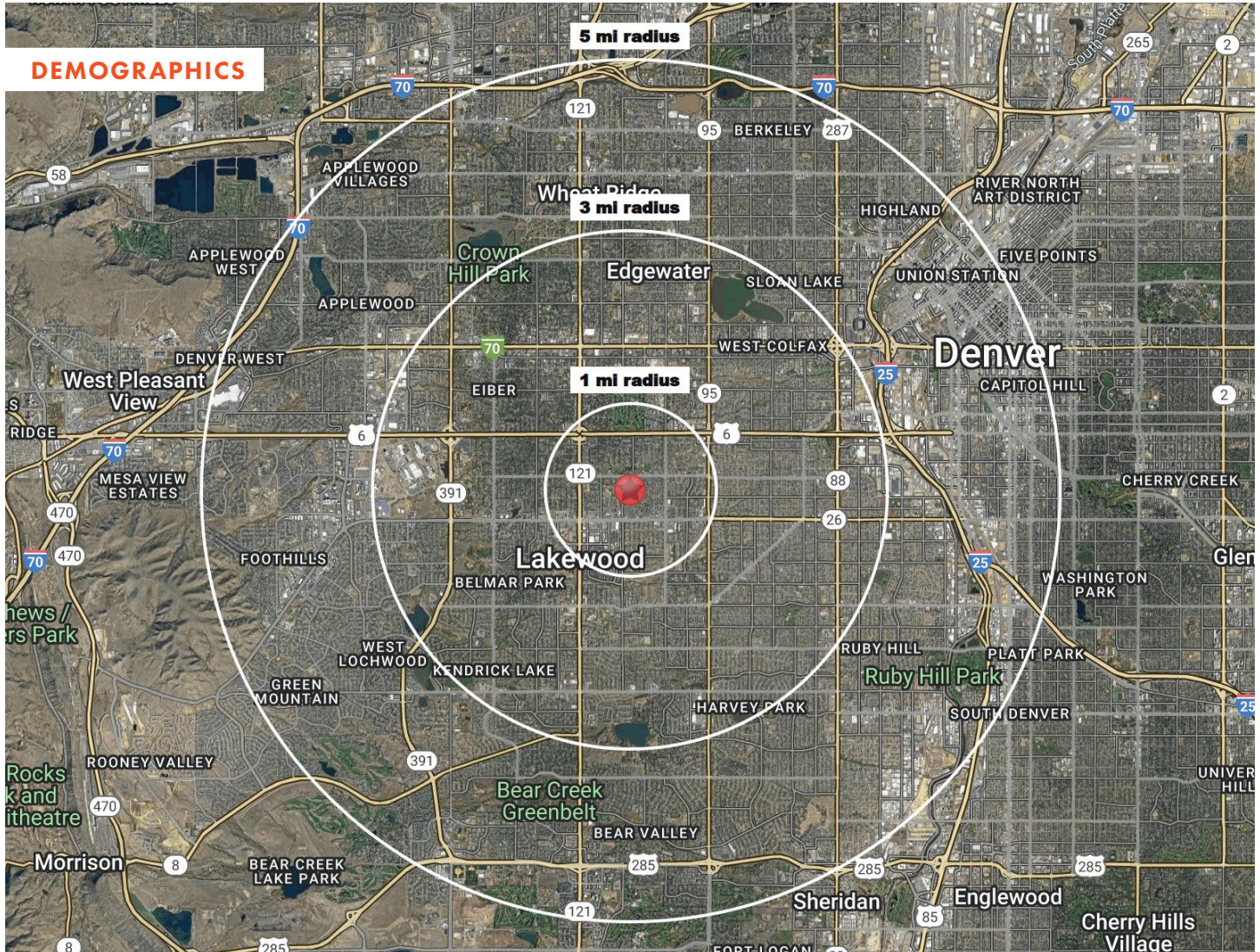
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DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
16,774 ESTIMATED POPULATION 2024	159,734 ESTIMATED POPULATION 2024	428,647 ESTIMATED POPULATION 2024
35.7 MEDIAN AGE	35.2 MEDIAN AGE	35.9 MEDIAN AGE
\$554,146 MEDIAN HOME VALUE 2024	\$560,893 MEDIAN HOME VALUE 2024	\$599,617 MEDIAN HOME VALUE 2024
8,200 TOTAL EMPLOYEES	48,360 TOTAL EMPLOYEES	307,085 TOTAL EMPLOYEES
\$93,188 AVG HOUSEHOLD INCOME	\$107,761 AVG HOUSEHOLD INCOME	\$126,040 AVG HOUSEHOLD INCOME

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