

FOR SALE

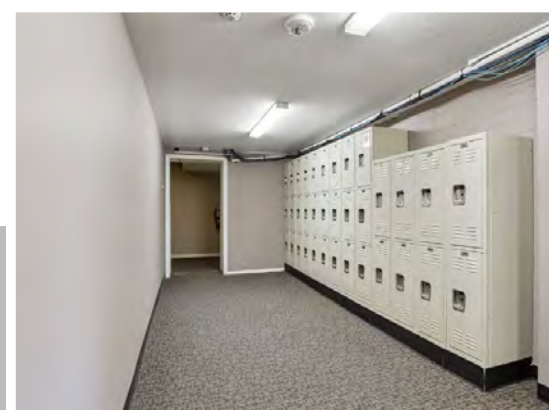
*17,040 SF Former Music School
Building on 1.803 Acre Lot*



**9200 E. Ellsworth Avenue
Lakewood, CO 80226**

- 17,040 SF building on 1.803 acres with approximately 120 parking spaces is available for sale.
- Previous Colorado Christian University school of music building.
- Large auditorium currently setup for 240 chairs (the chairs can also be included with the sale) with a large stage with backstage and storage areas.
- Current configuration includes 8+ classrooms, 7+ offices, 11 practice/lesson rooms, kitchen, and a recording/podcast studio
- There are 2 RTU heating/cooling units on the roof that control the auditorium, 2 units in the basement that control majority of the building, and a boiler or radiant heat with an economizer for summer cooling.
- In close proximity Denver Federal Center, Belmar retail district, RTD light rail, parks, and large public schools.
- Accessible to 6th Avenue highway within 1-2 minute drive

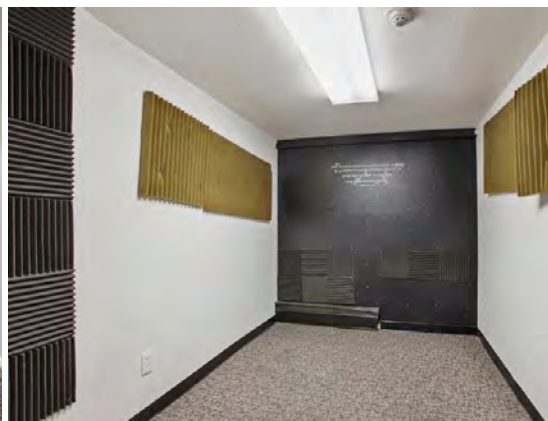
Sale Price: \$2,300,000 (\$135.00/SF)



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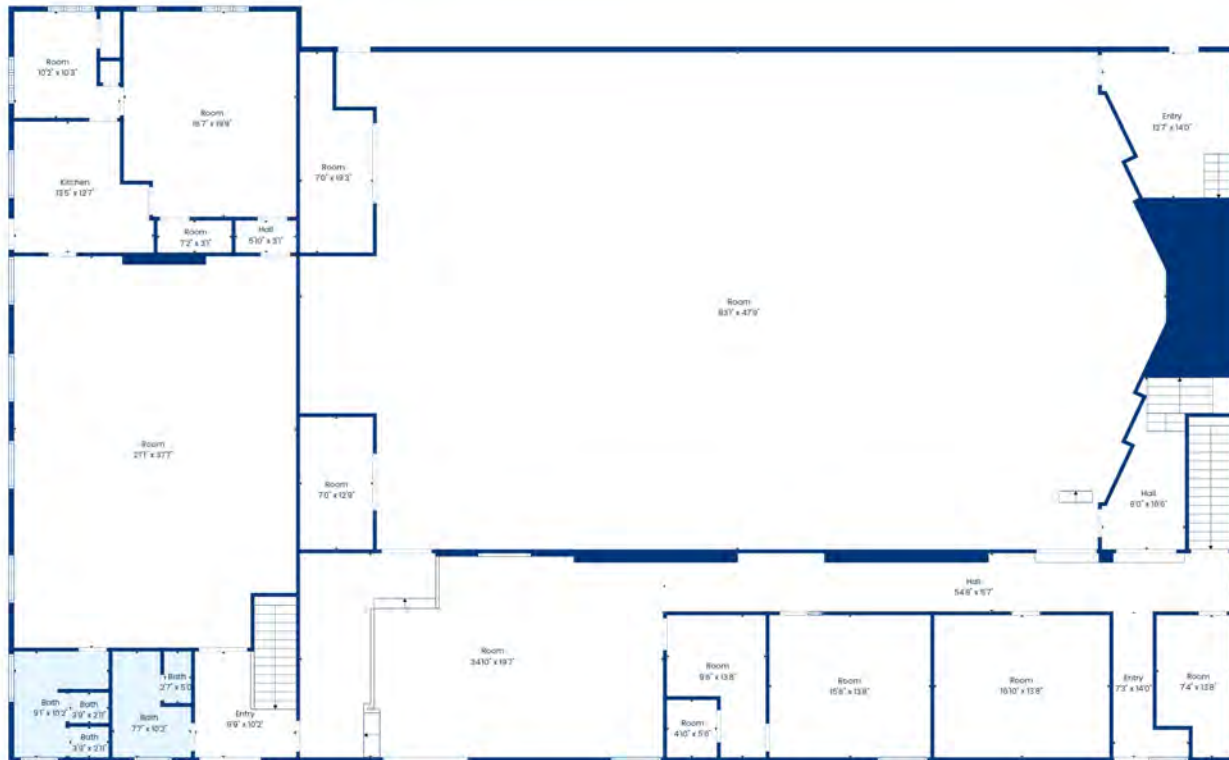
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Total Usable Space	Approx. 17,040 SF
Year Built / Renov.	1963 / 2017
Lot Size	1.803 Acres
Zoning	R-1-12
Parking	Approx. 120 Surface Spaces
County	Jefferson
HVAC	Combination of Forced Air & Boiler Units

UTILITIES	Approx. Annual Cost
Gas	\$4,800
Electric	\$12,000
Water	\$6,000
Storm Water Fees	\$1,200
Trash/Recycle	\$3,600
PROPERTY MAINTENANCE	Approx. Annual Cost
HVAC PM Service	\$1,800
General Building R&M (tech labor not included)	\$6,000
Custodial	\$20,000
Landscape and Snow Removal	\$10,000

Building Floorplan



2nd Floor



3rd Floor

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