

FOR SALE | Well-Maintained Religious Facility on 1.73 Acre Lot



Columbine Church of Christ 7453 S. Zephyr Court, Littleton, CO 80128

- FOR SALE & AVAILABLE NOW!
- Turn-key, 12,066 SF religious facility with assembly space to seat 220+
- 11 Classrooms, office, kitchen & support areas
- 1.73-acre site with extensive paved parking with +/- 75 surface spaces
- Furniture, Fixtures & Equipment (FF&E) Available
- Several HVAC units replaced in 2018
- Great visibility at the corner of Wadsworth Blvd & Ken Caryl Ave
- Established Columbine West neighborhood of southwest Littleton in Jefferson County
- Uses: Religious facility, faith-based organization, private school or educational facility, non-profit organization, community center, or institutional use

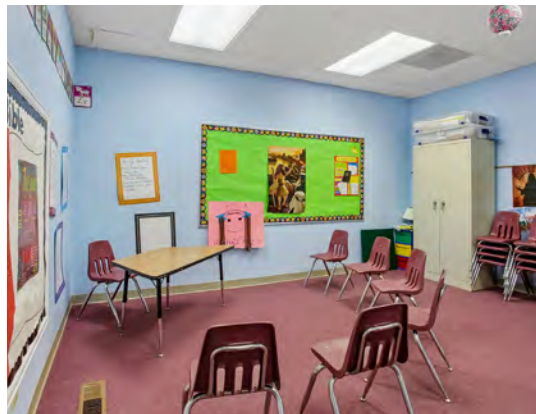
Sale Price: \$2,200,000 (\$182.33/SF)



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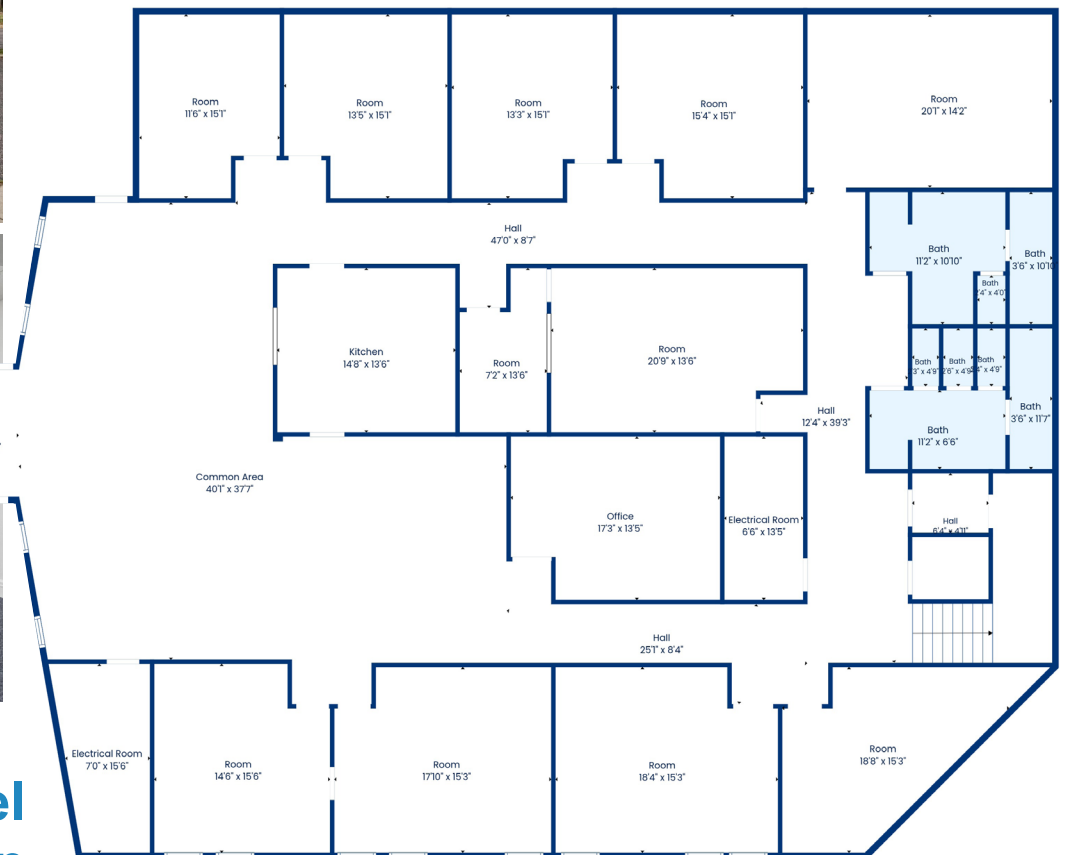
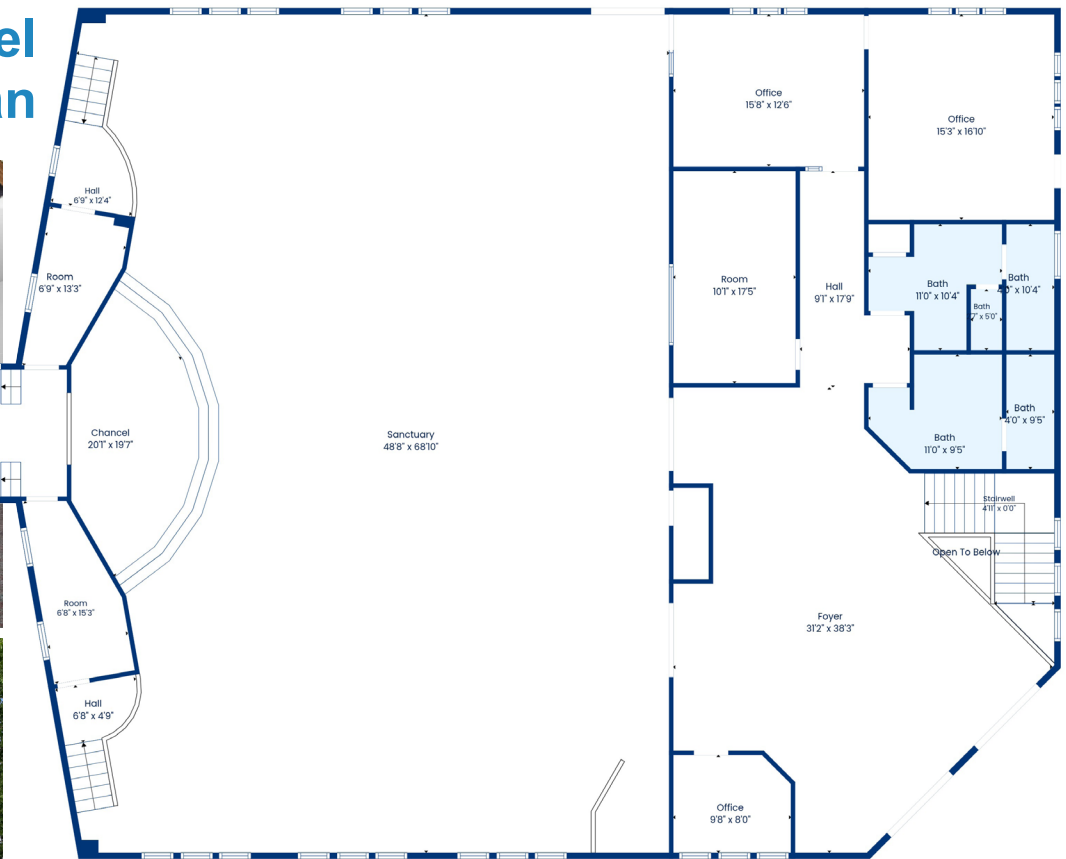


Building Size	12,066 SF	DEMOGRAPHICS			
Lot Size	1.73 Acres	1 Mile	3 Mile	5 Mile	
Year Built	1988	Population (2026)	15,135	85,257	191,168
Zoning	PD - Planned Development	Population (2031)	15,173	86,698	195,072
Parking	Approx. 75 Surface Spaces	Households (2026)	5,505	33,165	77,008
County	Jefferson	Households (2031)	5,495	33,738	78,905
HVAC	Several Units Replaced in 2018	Avg Household Size	2.73	2.56	2.45
		Median HH Income	\$138,867	\$139,457	\$128,751



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Upper Level Floorplan



Lower Level Floorplan



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