



FOR SALE SPECIAL PURPOSE

16,500 SF
SQUARE FEET

22,246 / .51
SF / ACRE LOT

1950 / 2020
BUILT/RENOVATED

~~**\$2,895,000**~~
\$2,595,000
PRICE

PRICE REDUCED!



CHURCH, SCHOOL, DAY CARE, LODGE, EVENT CENTER USES

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

1523 Boston Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,595,000
Building SF:	16,500 SF
Price / F:	\$175.45/SF
Lot Size:	22,246 SF / .51 AC
Year Built/Renovated:	1950 / 2020
Zoning:	OA-MS (Original Aurora - Main Street)
County:	Adams
Taxes:	\$55,324 (Currently Exempt)

PROPERTY OVERVIEW

1523 Boston Street is a 16,500 SF Church/School/Public facility on a 22,246 SF parcel of land that has a 10,000 SF fenced and secure, off-street parking lot. The Property features several functional and useable areas including: Large Areas for Classes, Meetings or Worship, a Gym/Sanctuary, Multiple Offices/Classrooms, Meeting Rooms, Storage and a Kitchen. The Building was originally built in 1950 and completely renovated in 2020 featuring a new boiler, a new roof, interior drop ceilings, new flooring and paint, plumbing & electrical upgrades, and new restrooms. The Property is Zoned OA-MS (Original Aurora Main Street) and permits a wide range of uses including: Church, School, Day Care, Public Civic or Cultural Facility, Office and Retail. With its functional use and recent renovations, the property is positioned for a new owner to step in and operate their organization from day 1 of ownership.

PROPERTY HIGHLIGHTS

- Versatile Use Building with Secure, Off Street Parking Lot
- Zoned OA-MS (Original Aurora Main Street) that permits Church, School, Day Care, Public Facility, Office and Retail Uses
- Completely Renovated in 2020: New Roof & Boiler, Electrical & Plumbing, Flooring & Paint
- Well Located and Accessible

ADDITIONAL PHOTOS

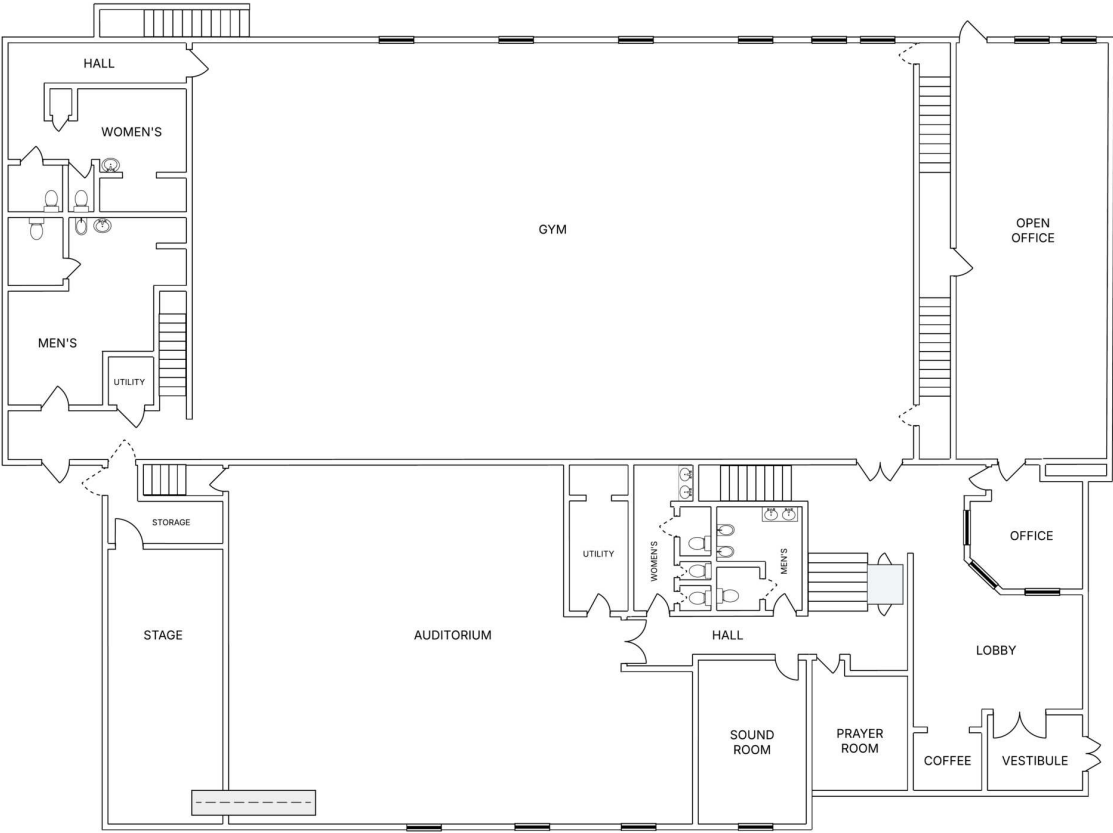


Off Street Parking Lot: 10,000 SF, space for 20-25 cars

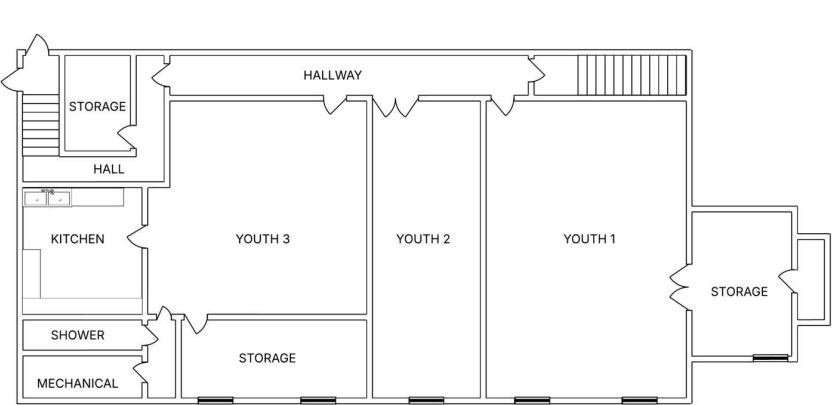
ADDITIONAL PHOTOS



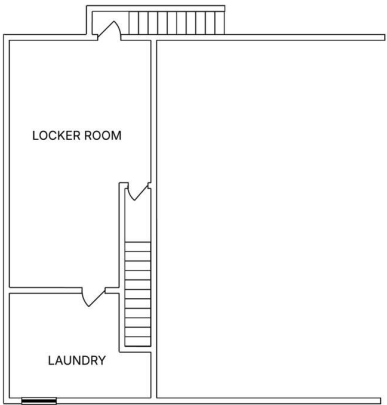
FLOORPLAN



FIRST FLOOR

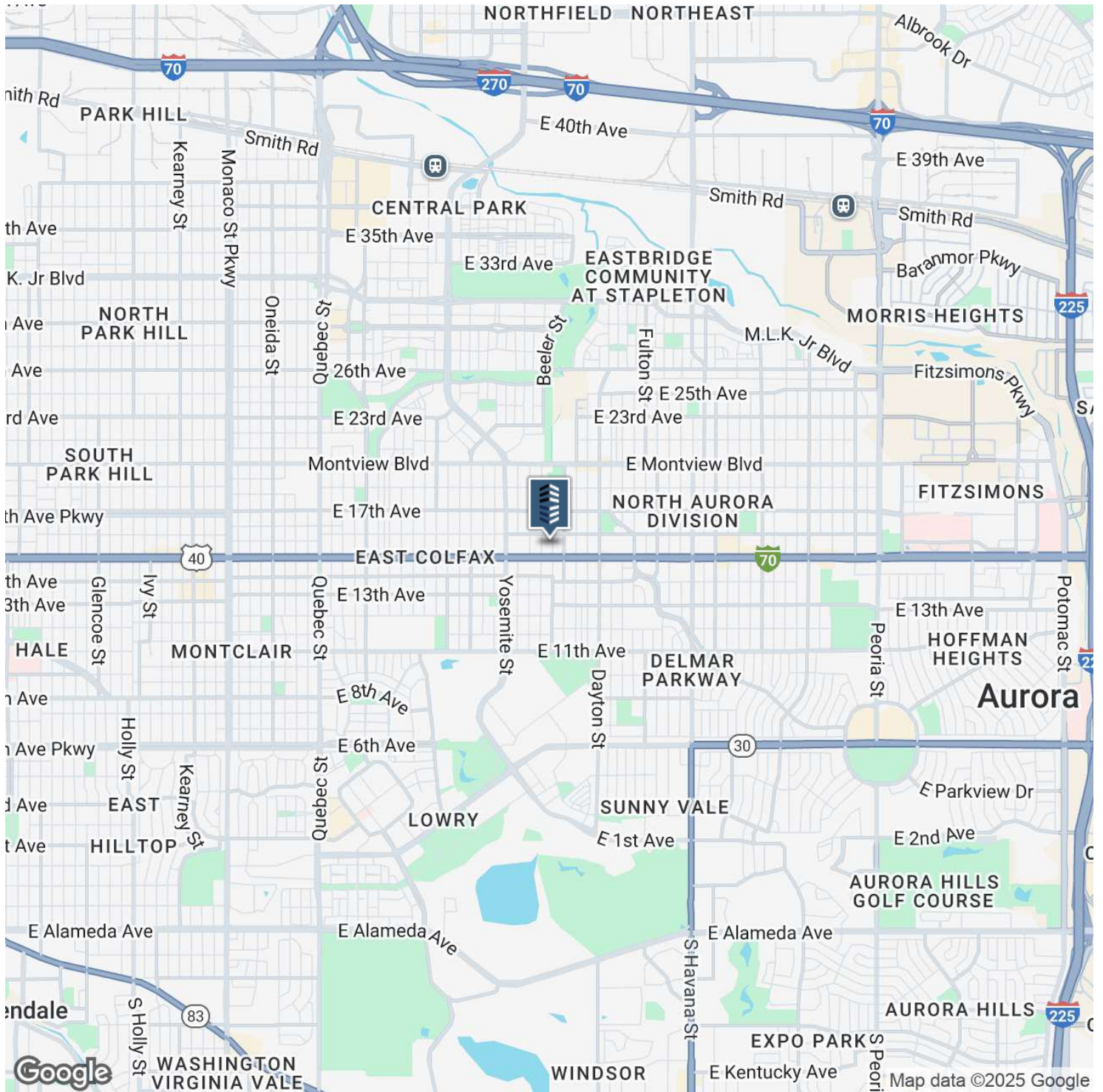


BASEMENT

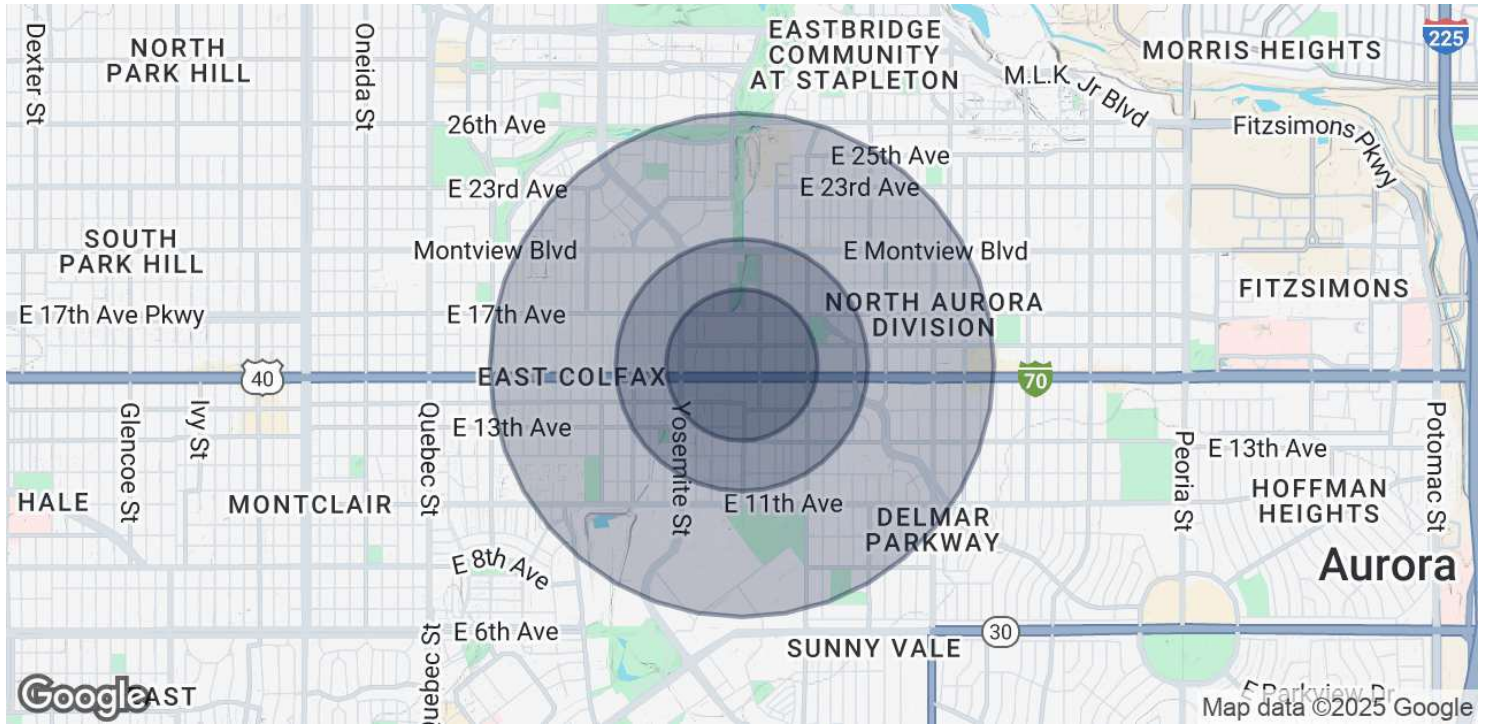


SECOND FLOOR

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,205	9,956	27,001
Average Age	33	34	34
Average Age (Male)	34	34	34
Average Age (Female)	32	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,007	3,459	9,785
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$54,564	\$62,821	\$93,098
Average House Value	\$796,728	\$566,684	\$584,384

Demographics data derived from AlphaMap