

REDEVELOPMENT LAND | BUILDING FOR SALE

\$1,100,000 (\$160/SF)



100 N MARKET ST

Keenesburg, CO 80643

PROPERTY HIGHLIGHTS

- 2 story, 12 offices with 2 conference rooms
- Walking distance to multiple restaurants, retailers and coffee shops
- Estimated Taxes: \$8,500 (Current Mill Levy is 75.70)
- Redevelopment Opportunity
- 25 minutes to Denver International Airport
- Currently being rezoned to CBD
- Zoning Code Link



BUILDING SF

6,848 SF



LOT SIZE

0.67 ACRES



PARKING

50 SPACES



TAXES

ESTIMATED
\$8,500



YEAR BUILT

1948



ZONING

R2

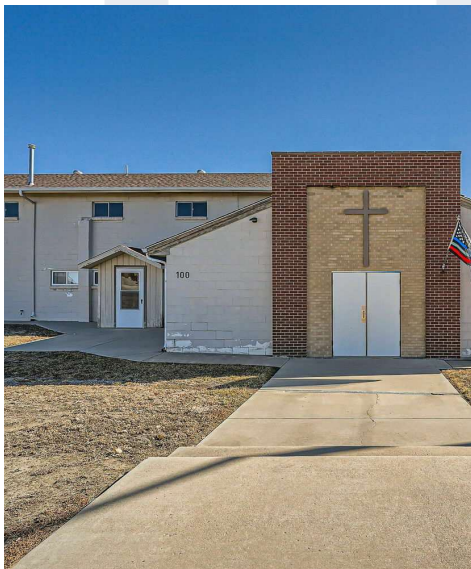
PROPERTY DESCRIPTION

This 6,848 SF commercial building, currently operating as a church, offers a prime opportunity for investors, developers, or religious organizations seeking a spacious and versatile property. Featuring a large open sanctuary, multiple offices, classrooms, and ample parking, this well-maintained space is ideal for continued use as a place of worship or can be repurposed for office, restaurants, retail and outdoor storage. Conveniently located on Market St just off I-76 with excellent visibility and accessibility to multiple state and local highways.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



EXTERIOR PHOTOS



DOUG GATES

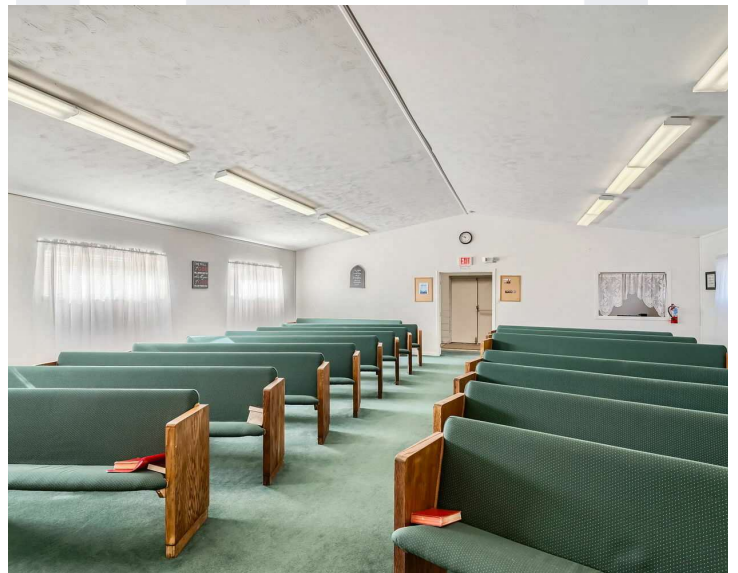
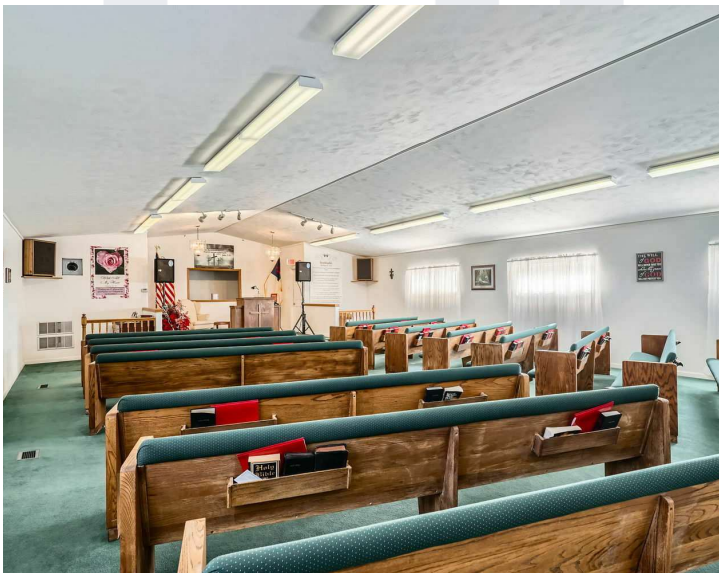
303.905.0406
dgates@madisoncommercial.com

JEFF WALSH

303.596.7525
jwalsh@madisoncommercial.com



INTERIOR PHOTOS



DOUG GATES

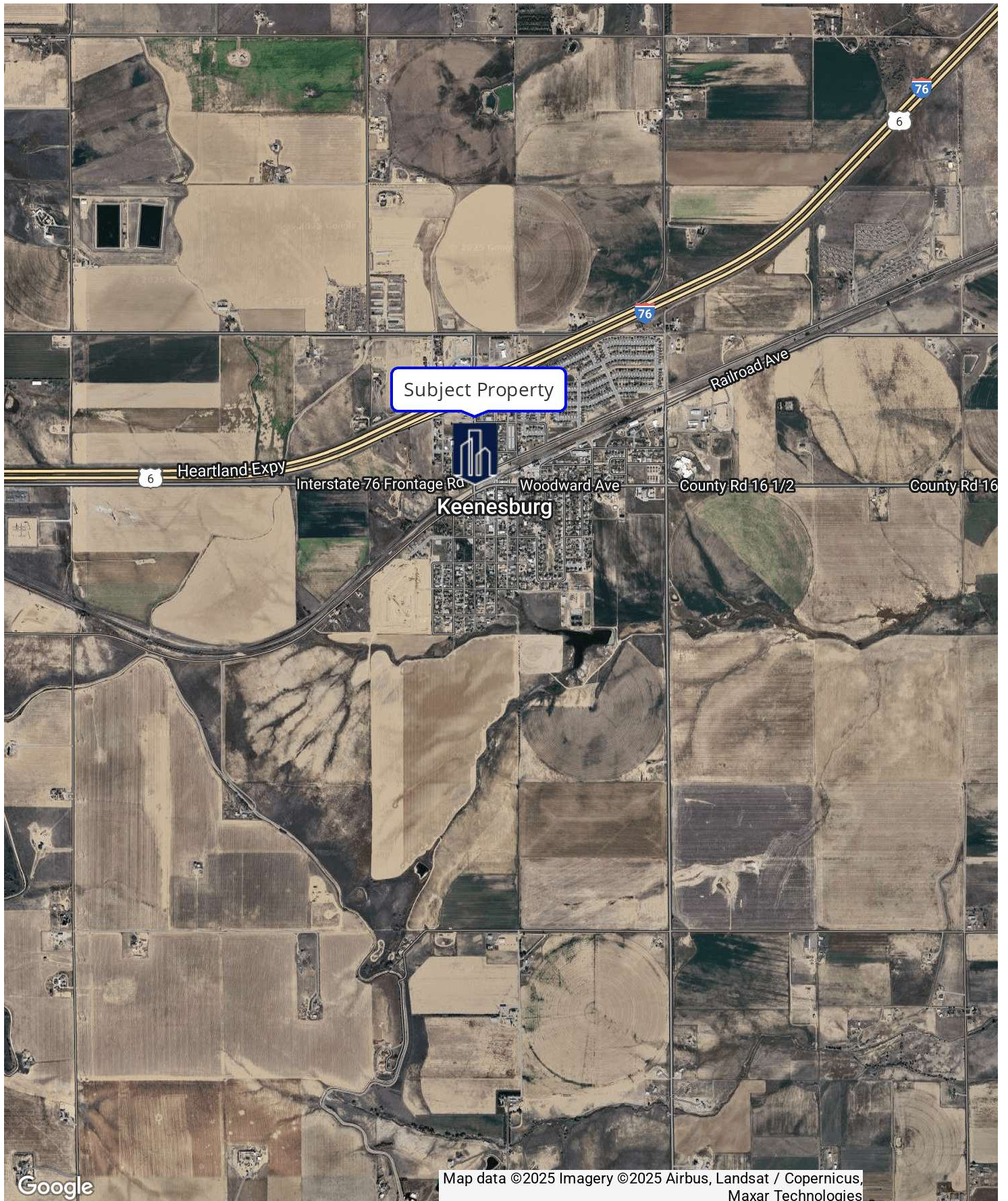
303.905.0406
dgates@madisoncommercial.com

JEFF WALSH

303.596.7525
jwalsh@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

LOCATION MAP



DOUG GATES

303.905.0406
dgates@madisoncommercial.com

JEFF WALSH

303.596.7525
jwalsh@madisoncommercial.com



PARCEL



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DOUG GATES

303.905.0406
dgates@madisoncommercial.com

JEFF WALSH

303.596.7525
jwalsh@madisoncommercial.com

**MADISON
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RETAILER MAP

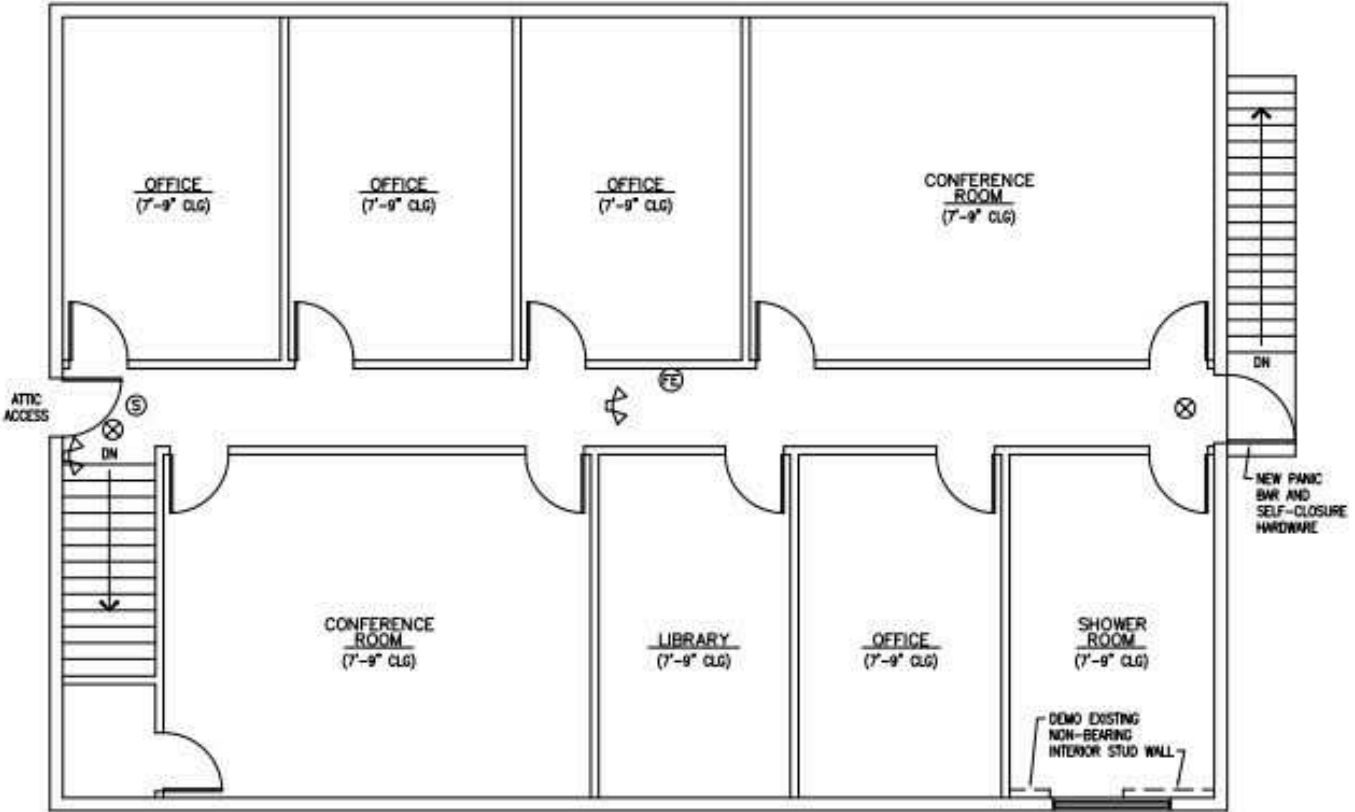
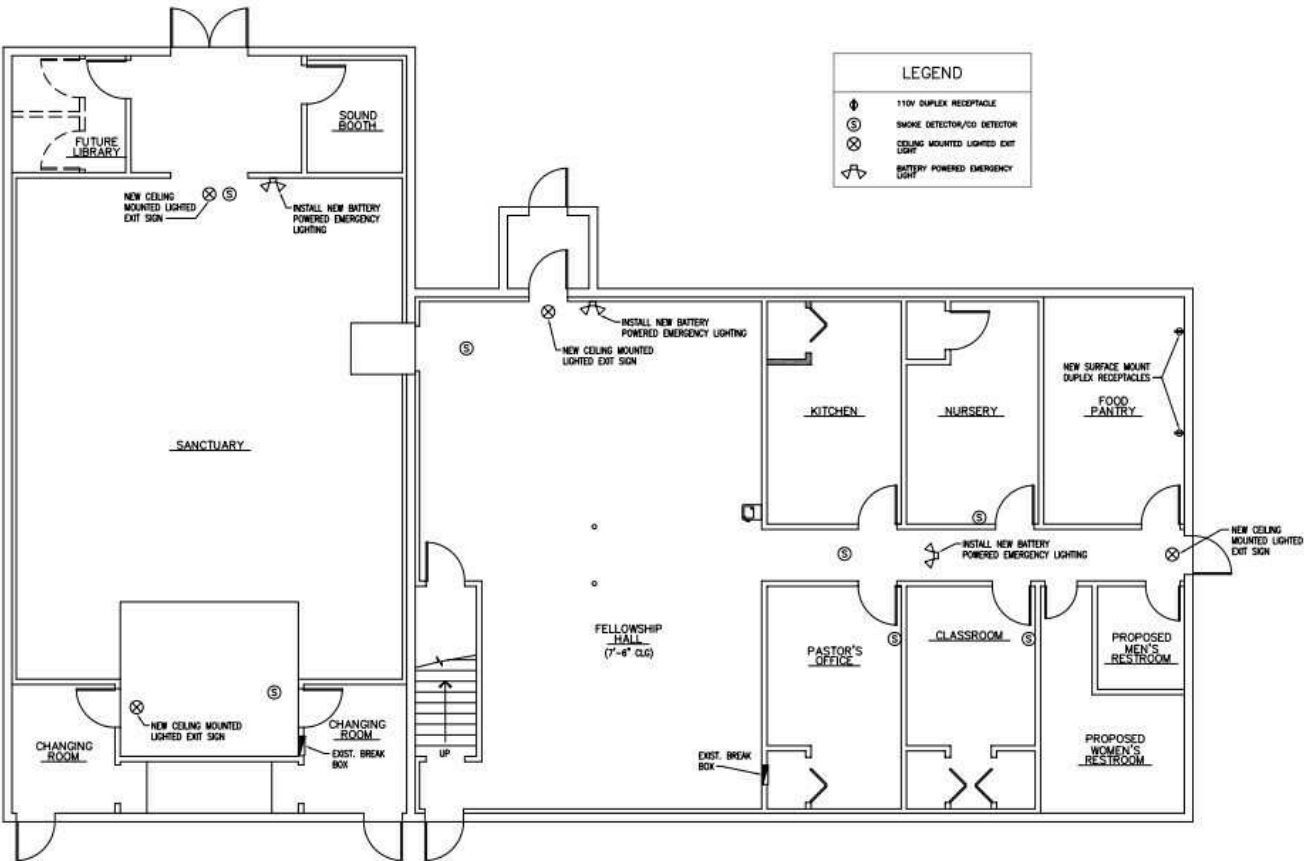


DOUG GATES
303.905.0406
dgates@madisoncommercial.com

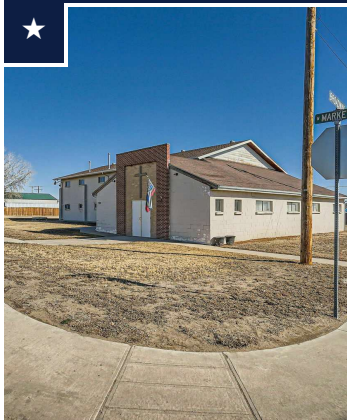
JEFF WALSH
303.596.7525
jwalsh@madisoncommercial.com

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FLOOR PLAN

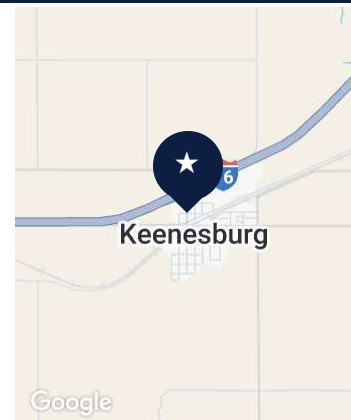


SALE COMPS



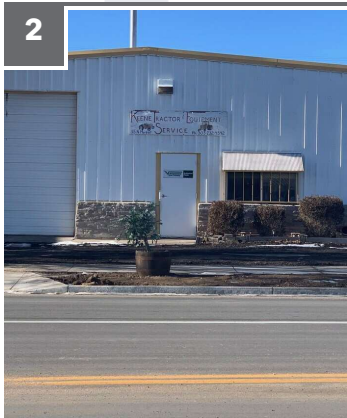
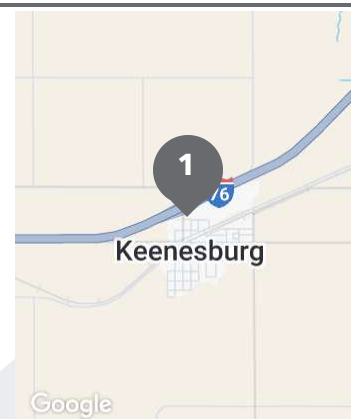
100 N MARKET ST
Keenesburg, CO 80643

Price:	\$1,100,000	Bldg Size:	6,848 SF
Lot Size:	0.67 Acres	Year Built:	1948
Price/SF:	\$160.63		



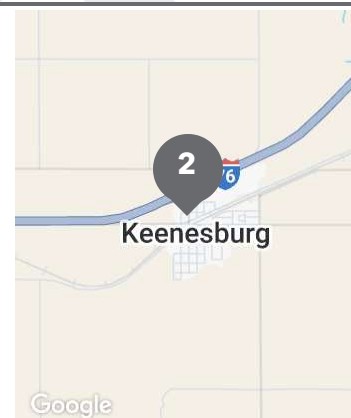
75 N FIRST ST
Keenesburg, CO 80643

Price:	\$1,200,000	Bldg Size:	4,500 SF
Lot Size:	0.48 Acres	Year Built:	2006
Price/SF:	\$266.67	Sold/Under Cont.:	October 27, 2023



35 N MARKET ST
Keenesburg, CO 80643

Price:	\$600,000	Bldg Size:	2,800 SF
Lot Size:	0.33 Acres	Year Built:	1979
Price/SF:	\$214.29	Sold/Under Cont.:	September 15, 2022



DOUG GATES

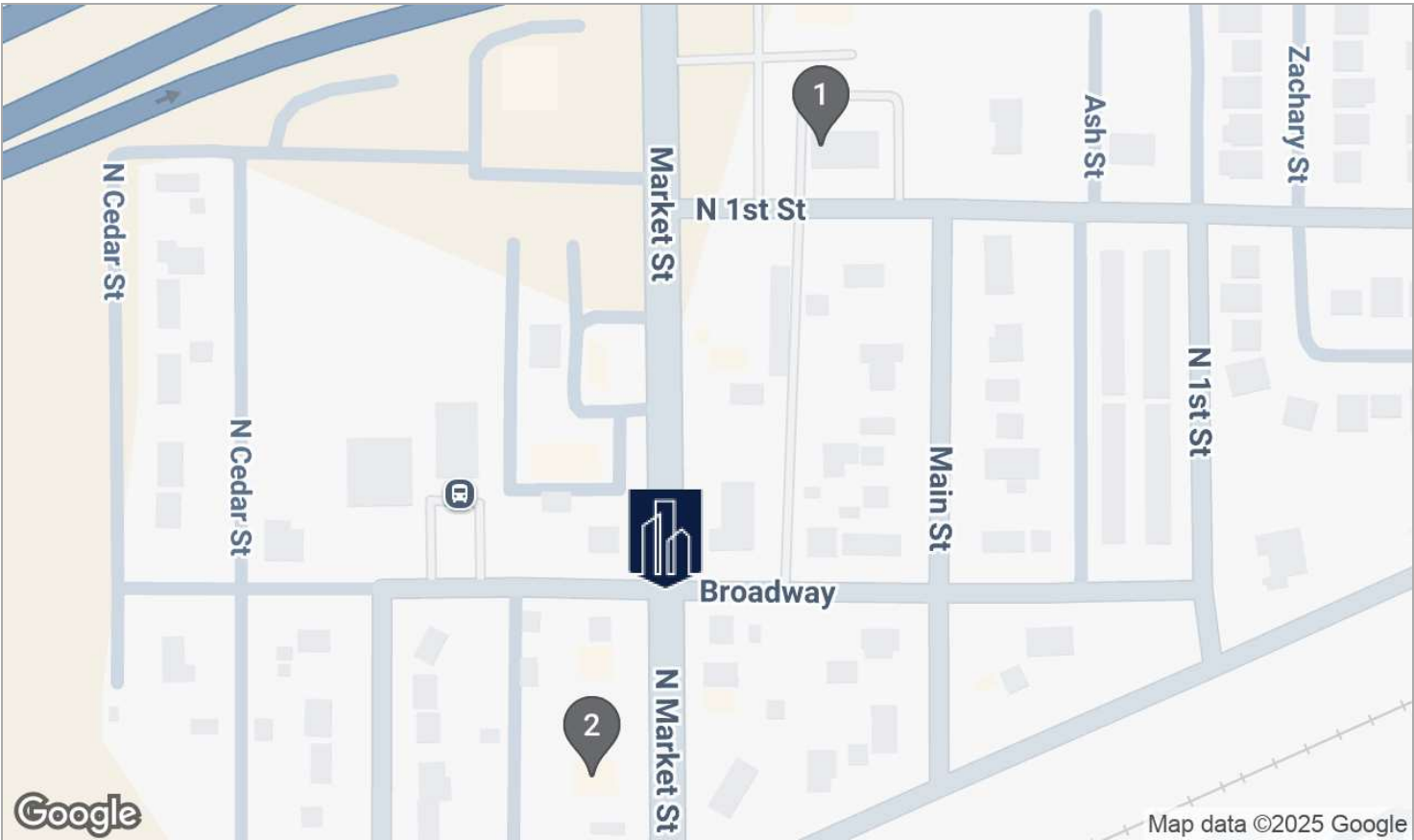
303.905.0406
dgates@madisoncommercial.com

JEFF WALSH

303.596.7525
jwalsh@madisoncommercial.com



SALE COMPS MAP & SUMMARY



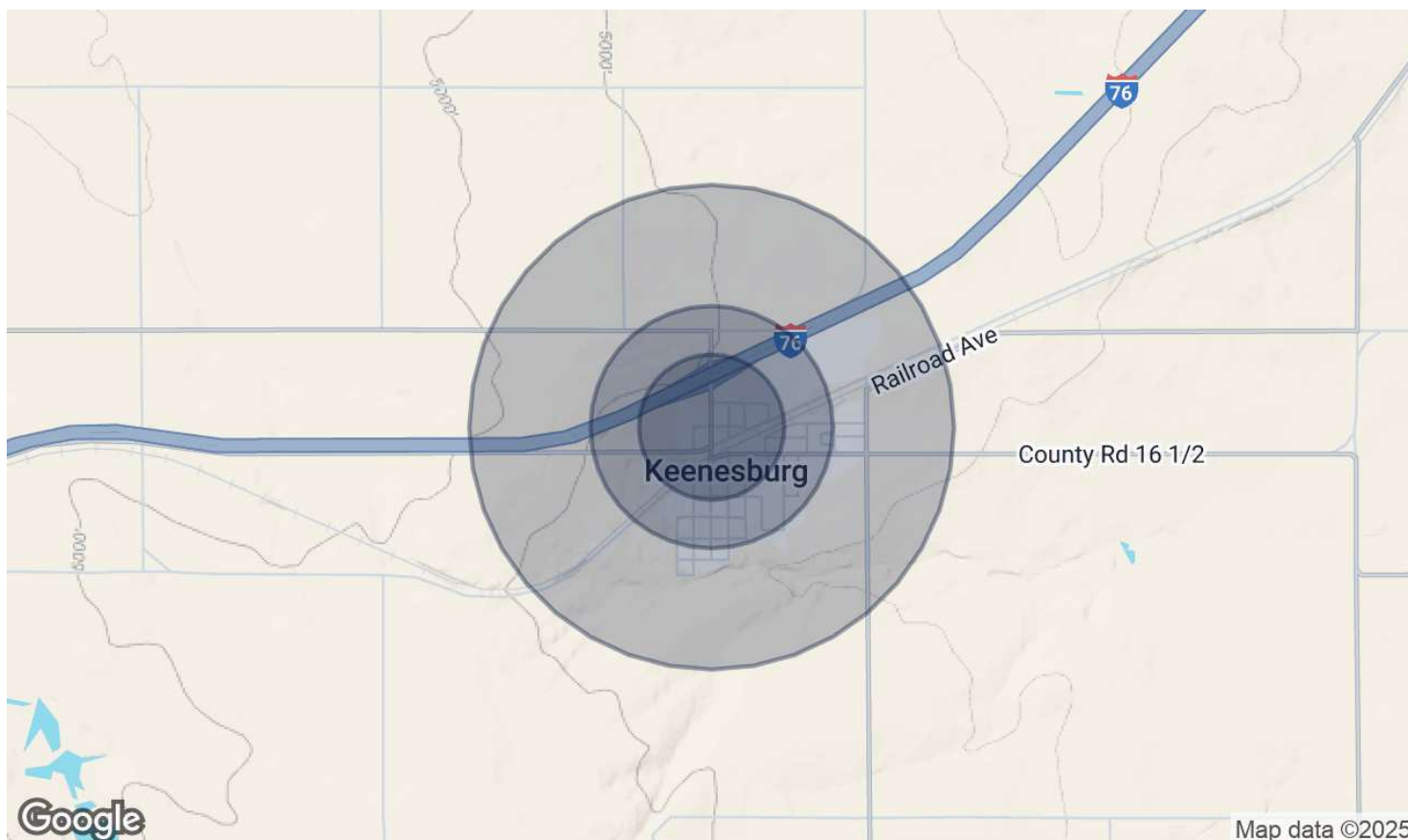
	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	YEAR BUILT	PRICE/SF
★	100 N Market St Keenesburg, CO	\$1,100,000	6,848 SF	0.67 Acres	1948	\$160.63
1	75 N First St Keenesburg, CO	\$1,200,000	4,500 SF	0.48 Acres	2006	\$266.67
2	35 N Market St Keenesburg, CO	\$600,000	2,800 SF	0.33 Acres	1979	\$214.29
AVERAGES		\$900,000	3,650 SF	0.41 ACRES	1992	\$240.48

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	287	775	1,360
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	277	487
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$98,698	\$98,698	\$98,698
Average House Value	\$516,549	\$516,549	\$516,549

Demographics data derived from AlphaMap

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MEET THE TEAM



DOUG GATES

Commercial Real Estate Advisor

Direct: 303.905.0406 **Cell:** 303.905.0406
dgates@madisoncommercial.com



JEFF WALSH

Senior Commercial Real Estate Advisor

Direct: 303.596.7525 **Cell:** 303.596.7525
jwalsh@madisoncommercial.com

DOUG GATES

303.905.0406
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JEFF WALSH

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