



## SPECIAL USE/REDEVELOPMENT PROPERTY FOR SALE

1950 Ford St, Golden, CO 80401

Lot Size: 19,198 SF

Building Size: 4,135 SF

Sales Price: 2,800,000



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## OFFERING SUMMARY

**1950 Ford Street presents a rare opportunity to acquire a distinctive, single-story church building on a ±19,198-square-foot site in the heart of Golden.** The ±4,135-square-foot structure—originally built in 1947 and renovated in 1985—includes a basement and on-site parking to the rear, **offering immediate utility for office, event, creative, or other special-use** occupancy while longer-term redevelopment plans are pursued

The property is located **just west of downtown Golden** with direct access to South Golden Road, US-6, and the broader West Metro Denver market. Its proximity to downtown Golden, the Colorado School of Mines, and regional commuter corridors makes it highly attractive for both commercial users and residential redevelopment, **positioning the site at the intersection of strong infill demand and limited land supply.**

## PROPERTY HIGHLIGHTS

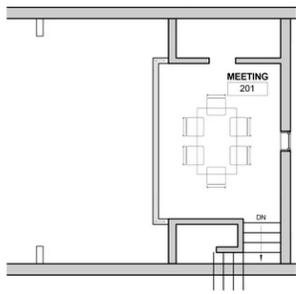
- ±19,198 SF land parcel improved with a ±4,135 SF single-story former church building with basement and kitchen.
- Unique architectural character **suitable for multiple uses including** office, event, residential, retail, or special-use conversion.
- **Large on-site surface parking** located with +/-30 parking stalls.
- **Fantastic redevelopment opportunity** walking distance to Downtown Golden with flexible CC1 & CC2 split zoning allowing for commercial, residential or mixed-use redevelopment.
- Flexible opportunity for **near-term adaptive reuse or longer-term redevelopment** of the site.
- Due diligence package available via the following link, including conceptual plans, environmental reports, survey and more.



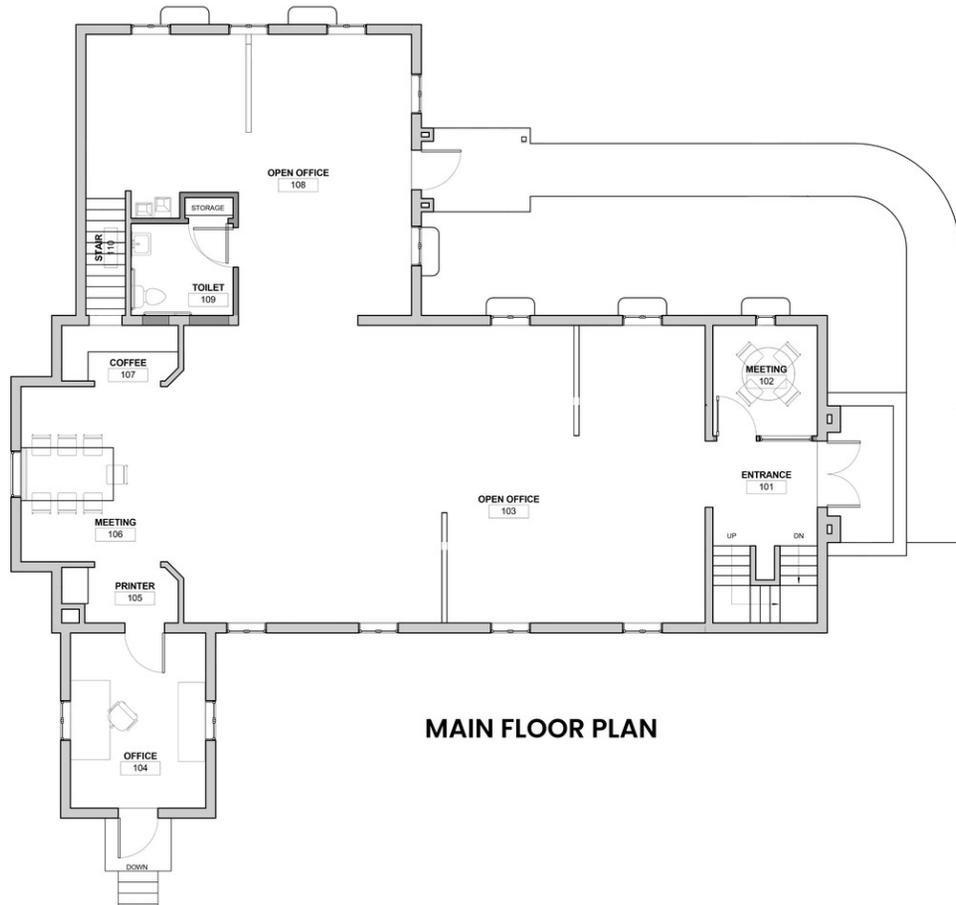
Property Address	1950 Ford St, Golden, CO 80401
County	Jefferson County
Lot Size	19,198 SF
Building Size	4,135 SF
Year Built/Renovated	1947/1985
Zoning	CC1 & CC-2 ( <a href="#">link to zoning info here</a> )
2024 Taxes	\$20,777.18
<b>Sales Price</b>	<b>\$2,800,000</b>

[Click for Due Diligence](#)

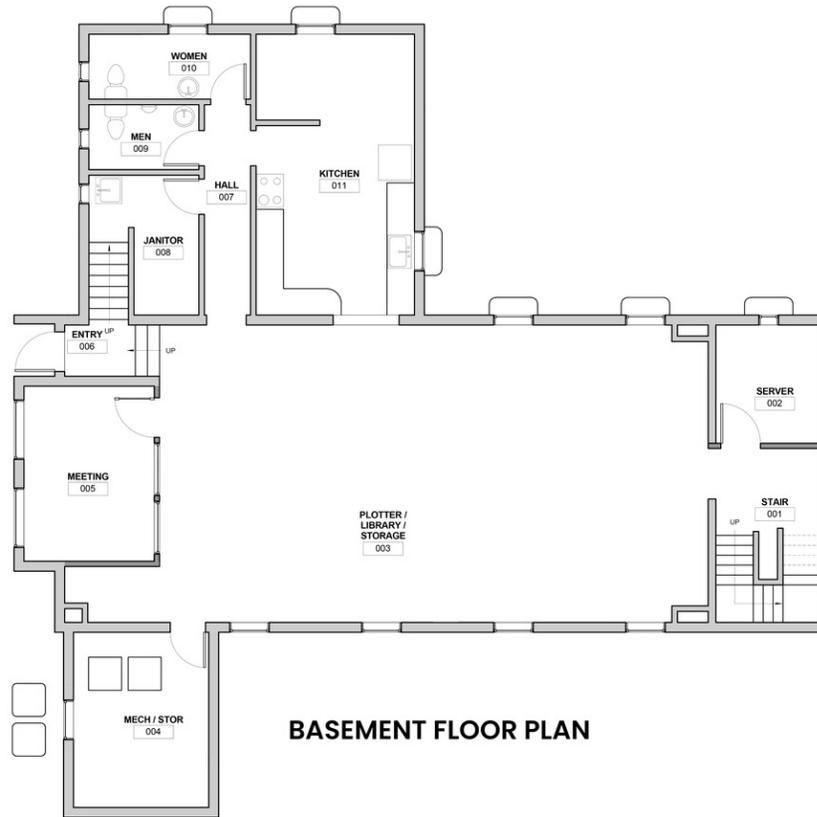




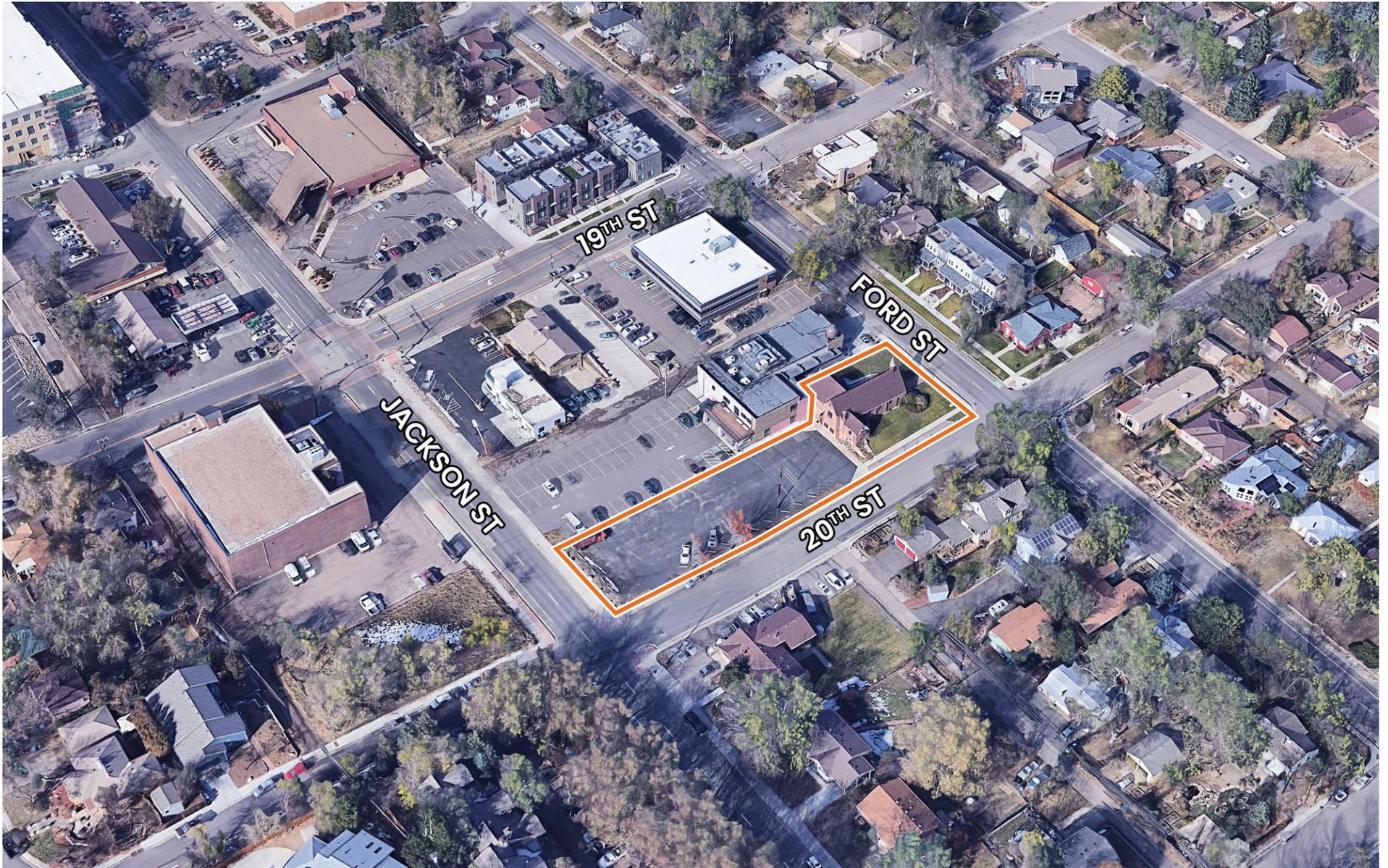
**MEZZANINE**



**MAIN FLOOR PLAN**

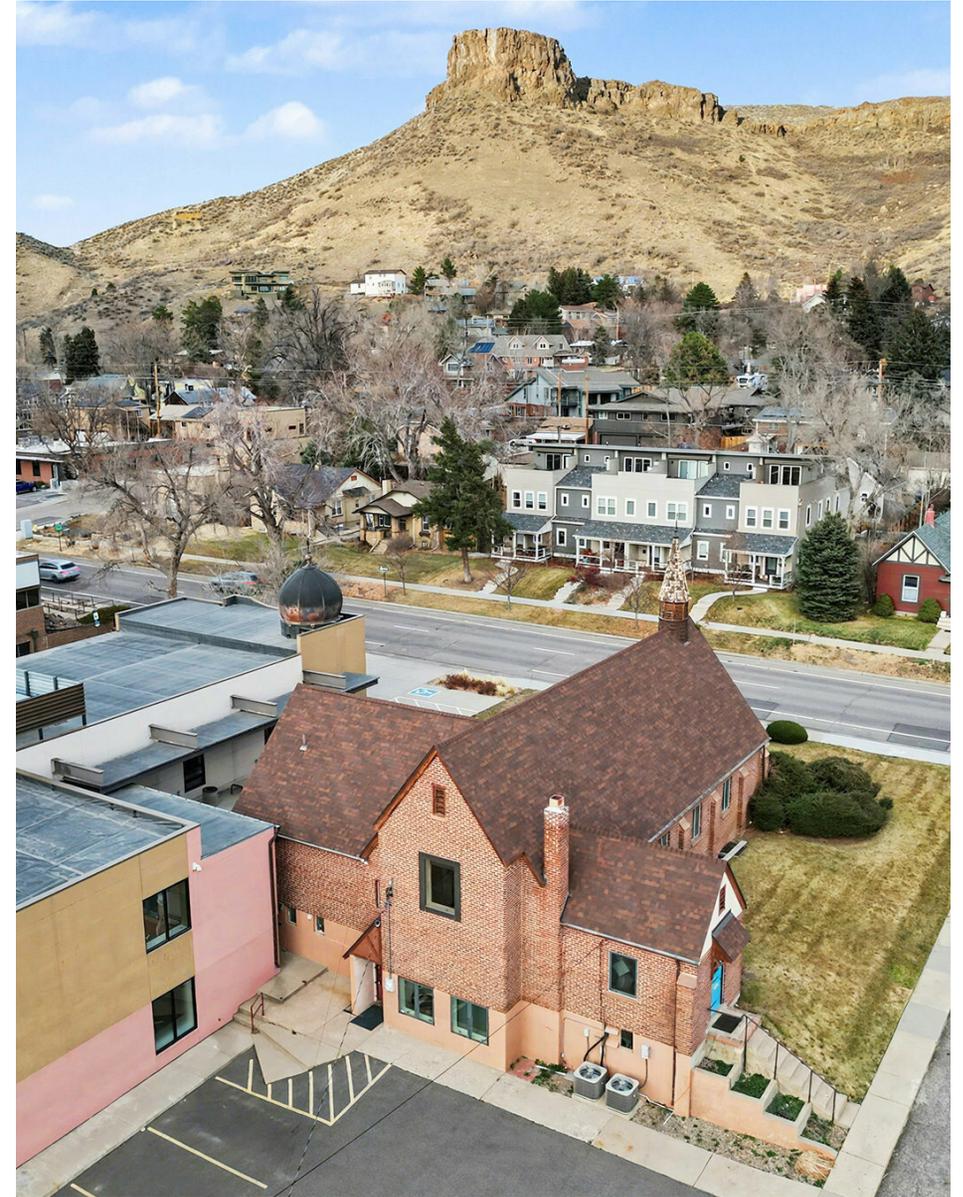


**BASEMENT FLOOR PLAN**











NORTH TABLE MOUNTAIN



APPLEWOOD GOLF COURSE

APPLEWOOD NEIGHBORHOOD

WHEAT RIDGE

BERKELEY NEIGHBORHOOD



DOWNTOWN GOLDEN

**SUBJECT PROPERTY**

SOUTH TABLE MOUNTAIN

ROLLING HILLS GOLF CLUB

CROWN HILL PARK & WILDLIFE SANCTUARY

S WADSWORTH BLVD

SHERIDAN BLVD

COLORADO SCHOOL OF MINES

FOSSIL TRACE GOLF CLUB



W COLFAX AVE

LAKWOOD COUNTRY CLUB

JOHNSON RD



UNION SQUARE RETAIL AREA



FEDERAL CENTER

KIPLING ST



W ALAMEDA AVE



GREEN MOUNTAIN

10 | 1950 FORD ST

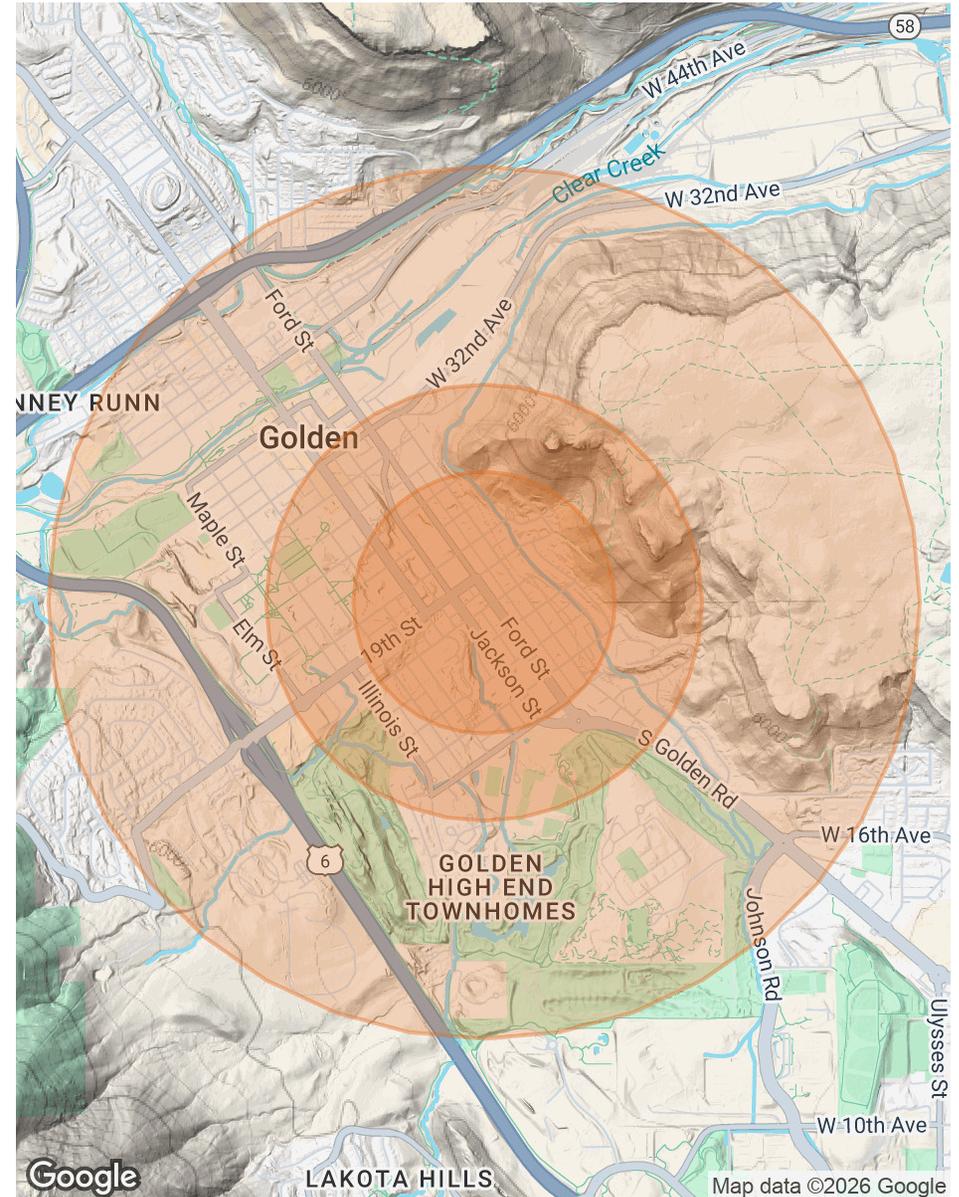
GOLDEN, CO 80401



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,084	2,513	7,487
Average Age	41	37	36
Average Age (Male)	38	35	35
Average Age (Female)	44	40	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	504	962	2,565
# of Persons per HH	2.2	2.6	2.9
Average HH Income	\$136,424	\$125,641	\$120,573
Average House Value	\$898,387	\$973,195	\$969,840

\* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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