



Women's Bathroom

Cry Room

Men's Bathroom

Balcony - 50 seats

Main Auditorium 100 Seats

Balcony

Balcony

Entry Hall

Stairs

Women's Bathroom

Men's Bathroom

Fellowship Hall

Boiler Room

Kitchen

S. S. Room

Nursery Room

Stairs

Back Hall

Unfinished Game Room

Stairs

Stairs

Stairs

Stairs

Not to Scale

Conceptual Room Layout

First Floor

Stairs

Women's Bathroom

Men's Bathroom

S. S. Room

S. S. Room

Pastor's Office

S. S. Room

2nd Floor Layout Above Fellowship Hall

S. S. Room

S. S. Room

Copy Room

Room

Room

Stairs

Second Floor

Women's Bathroom

Men's Bathroom

Storage Room

Recording Studio

Storage Room

Stairs

Stairs

Stairs

Stairs

Basement Floor Layout Under Game Room

Furnace Room

S. S. Room

S. S. Room

S. S. Room

Basement Floor

# Church For Sale

4535 Wadsworth Boulevard

Wheat Ridge, CO 80033

Building Sq Ft: 18,352

Land Sq Ft: 49,223



Presented By:

\$1,550,000

**Dean Yocum**  
Marston and Blue, LLC  
7828 Vance Drive, Suite 201  
Arvada, CO 80003  
Dean @DeanYocum.com  
(303) 475-3467 direct

**Hugh Shaddox**  
MB Shaddox and Co.  
11941 West 48th Avenue, Suite 100  
Wheat Ridge, CO 80033  
h.shaddox@comcast.net  
(303) 421-5911 direct





Property Highlights:

- Existing 150+/- capacity sanctuary w/ balcony levels
- Approximately a 5,000 sq. ft. unfinished sanctuary (300+/- capacity) or warehouse. Architectural rendering available. Ceiling height at the peak is 21’.
- 11 rooms/offices plus a recording studio and storage rooms.
- 8 updated bathrooms containing multiple stalls (ADA).
- 53 Parking spaces and Parking Agreement with neighbor.
- Solar PV Installed 2011 with 40.48kW; current bill \$85 mo.
- New Roof installed in the fall of 2017.
- Radiant floor and wall heat in the business center; while forced air heats the sanctuary and basement. AC vents for the entirety of the finished area.
- Video Security System and Smart Lighting.
- R-2 zoning that include possible uses: School, Daycare, Foster Care, Residential Group Home, etc.
- City staff support to MU-N re-zoning.



Vicinity Map



Kitchen



Unfinished Space for Expansion Sanctuary



Existing Sanctuary



Community Room



Large Classrooms



Impeccably rare maintained attractive church in Wheat Ridge! Complete with an efficient solar system (seller owned equipment). Many allowable uses including schools, group home etc. The new alignment of Wadsworth will *improve* ingress and egress. Adequate parking. Seller is downsizing and will consider exchange for a smaller church.