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Property Highlights:

- Existing 150+/- capacity sanctuary w/ balcony levels
- Approximately a 5,000 sq. ft. unfinished sanctuary (300+/- capacity)or warehouse. Architectual 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.



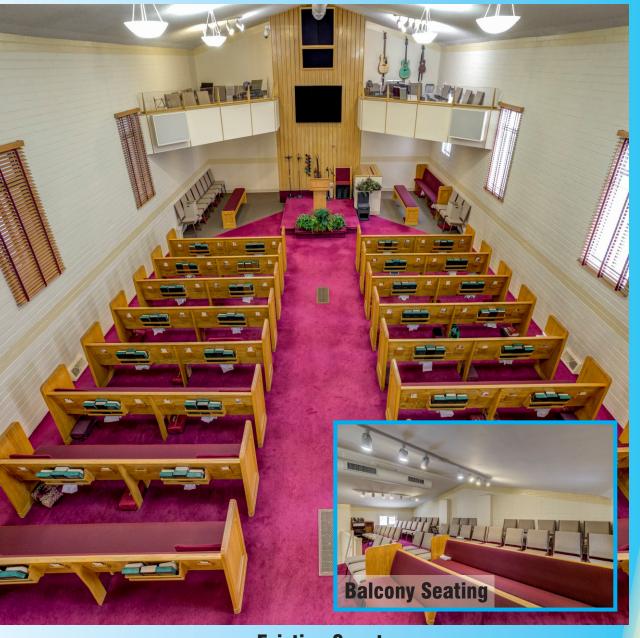
Vicinity Map



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.