

\$2,400,000 - 820 N 30th Street, Colorado Springs

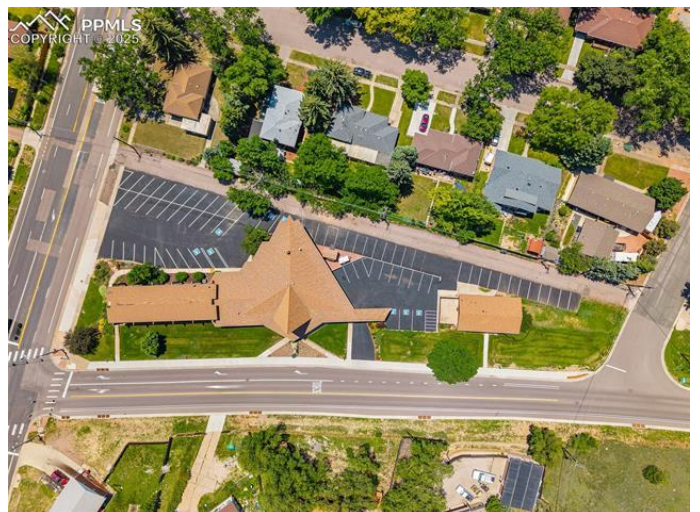
MLS® #3551671

\$2,400,000

Bedroom, Bathroom, 18,748 sqft
Commercial on 1.08 Acres

Westmoor Park, Colorado Springs, CO

Highly visible church property with excellent architectural appeal just south of Garden of the Gods available for medium-sized or growing congregation seeking a new turn-key home anchored in a high-traffic West side location. Offering consists of a 16,000-sf three-level main building on almost one acre and a 2,000-sf residence/administrative building on a separate but contiguous quarter-acre. Fantastic 225-seat sanctuary with soaring ceilings, stained glass and decorative cross, along with large stage area and sound booth, combines with other large areas to provide enough space for multiple services for congregations needing versatility as they add members. Great visual appeal with cathedral-esque steeple set amid a panorama of the red rocks of Garden of the Gods just north of Old Colorado City offers distinctive and photogenic marketing/outreach options. Extremely usable floor plan and office arrangement includes a gym with large attached kitchen for congregational or community events, multiple large meeting rooms, secure area for children's ministry with rest rooms and kitchenette, classrooms, offices, libraries, upper and lower lobbies, a second kitchen, 9 rest rooms and massive amounts of storage. Separate building to the north could be used as a parsonage, storage, administrative offices or all three. Lots include 65 striped parking spaces, and there is ample street parking nearby for overflow needs. ADA features include an elevator, chair lift in the



gym, ramps at the front entrance, and reserved parking spaces. Property zoned R 1-6 with conditional use for religious facility. Other conditional uses allowed by zoning designation include elementary or secondary school. Possible use also for non-profit or organizations needing office and a large meeting space, as well as rental income from gym, sanctuary or the home for outside groups. Large amount of frontage on 30th Street with well-known presence on way to Garden of the Gods makes this a unique opportunity.

Built in 1967

Essential Information

MLS® #	3551671
Price	\$2,400,000
Square Footage	18,748
Acres	1.08
Year Built	1967
Type	Commercial
Sub-Type	Other
Status	Active

Community Information

Address	820 N 30th Street
Subdivision	Westmoor Park
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80904

Amenities

Parking Spaces	65
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Interior

# of Stories	2
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Listing Details

Listing Office

The Platinum Group



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