



PROPERTY HIGHLIGHTS

5,319 SF church building is on almost 5 acres of land just west of I-25 in Frederick at Highway 52 with adjacent developable lot included in the purchase price. Great location and visibility at this intersection provides many options and is zoned as Mixed Use.

Mixed Use at this location can include: Residential, Retail, Office, Personal Service, Entertainment & more

For Sale:	\$1,699,000
Building Size:	5,319 SF
Site Size:	4.979 Acres - per survey provided
Zoning:	Mixed-Use - Highway 52 District*

*Per Town of Frederick

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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CHURCH & LAND FOR SALE

PRIME RE-USE OR DEVELOPMENT OPPORTUNITY

Colorado
Group

6060 & 6090 PURITAN LANE, FREDERICK, CO 80516

PROPERTY PHOTOS



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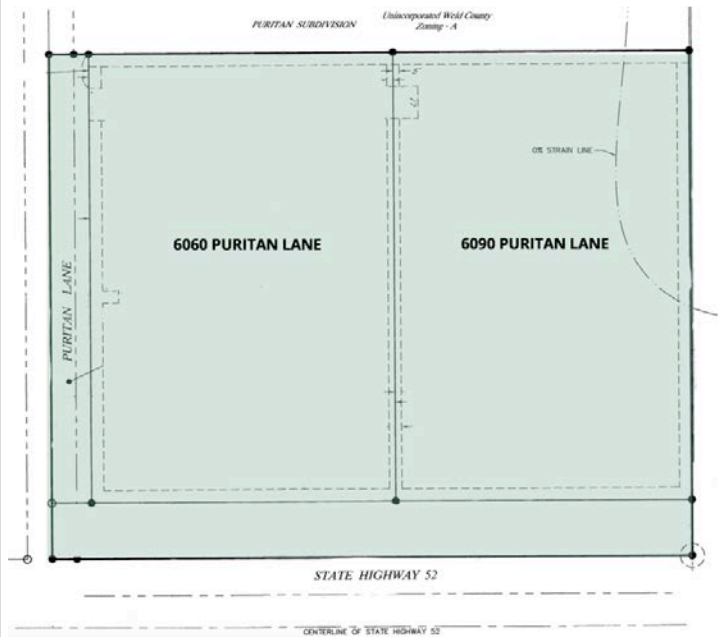
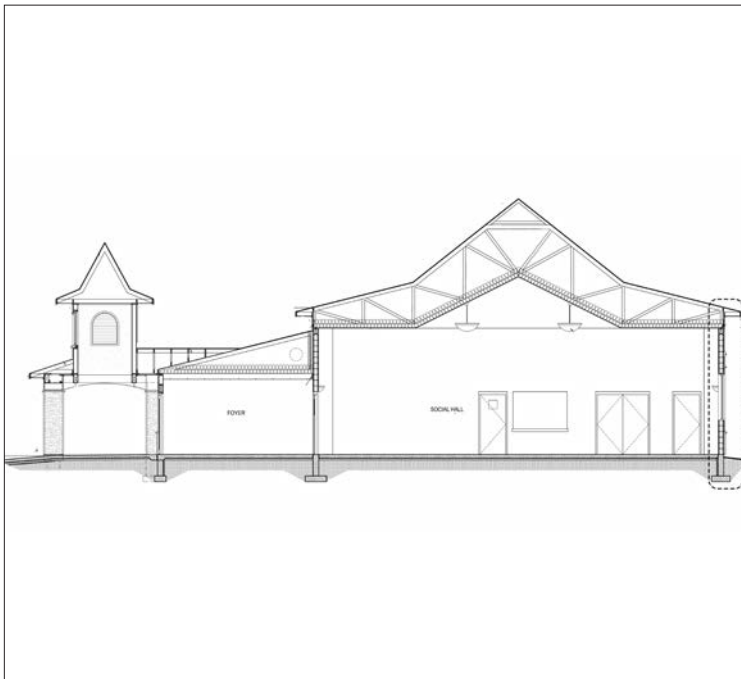
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PROPERTY FLOOR PLAN



PROPERTY SITE PLAN



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PROPERTY LOCATION

Centura Health

E.L.F. GRILL
EVERYONE LOVES FOOD

tcf bank

GLACIER PARK STORAGE
HWY 52 & I-25

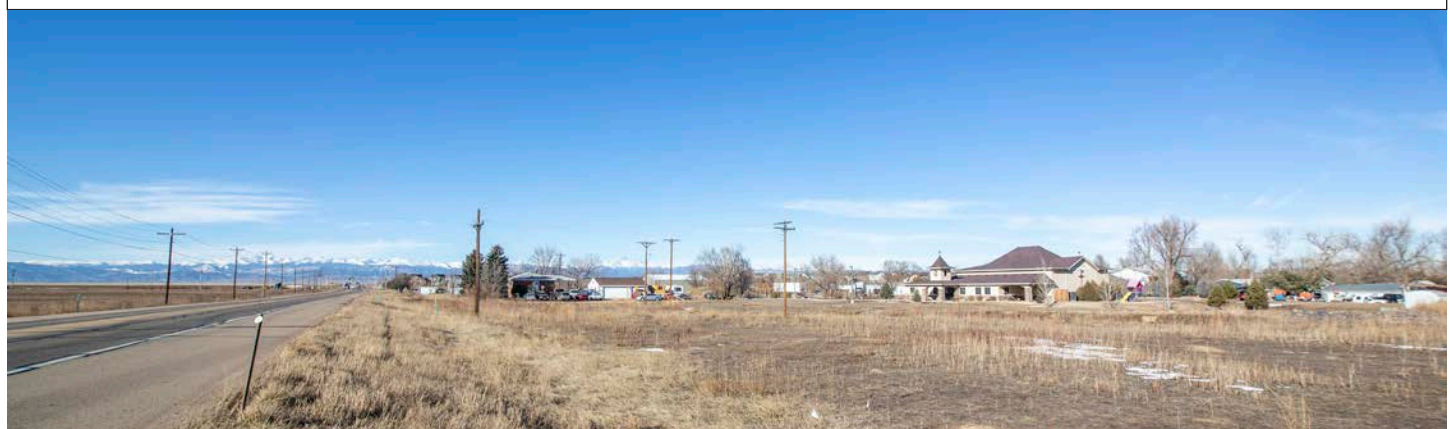
BOULDER MARINE CENTER

Alpine LUMBER CO.

MOTOR HARLEY-DAVIDSON CYCLES

MAVERIK

INTERSTATE Ford



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