



1500 S  
DAYTON

FOR SALE

AURORA, CO



Crosbie Real Estate Group, LLC | Scott Crosbie & Forrest Hunt

CROSBIE

REAL ESTATE

GROUP



# 1500 S. Dayton Street, Aurora, CO 80247

**Location:** Dayton Street & Florida Avenue

**Year Built:** 1977, Ren. 2007

**Land Size:** 6.36 AC (276,980 SF)

**Parking:** 339 Spaces / 4.96 per 1,000 SF

**Building Size:** Main Building - 66,639 SF  
Chapel - 3,652 SF

**Zoning:** Medium Density Multifamily District (R-3)



1500 S  
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**6.36 Acres**





# THE BUILDING

**Size:** 66,639 SF

## Sanctuaries

**Main:** 1,550 Cap.

**Secondary:** 559 Cap.

**No. of Classrooms:** 18 Total

**Restrooms:** 15 Total

**Gym:** Full Size Basketball Court  
Walking Track (2nd Level)  
Auxiliary Fitness Studio

**Additional Spaces:** Kitchen w/Serving Counter  
Choir Room (with AV System)  
Administrative Offices  
Conference Room  
Daycare Rooms  
Adjacent Playground Area (fenced)



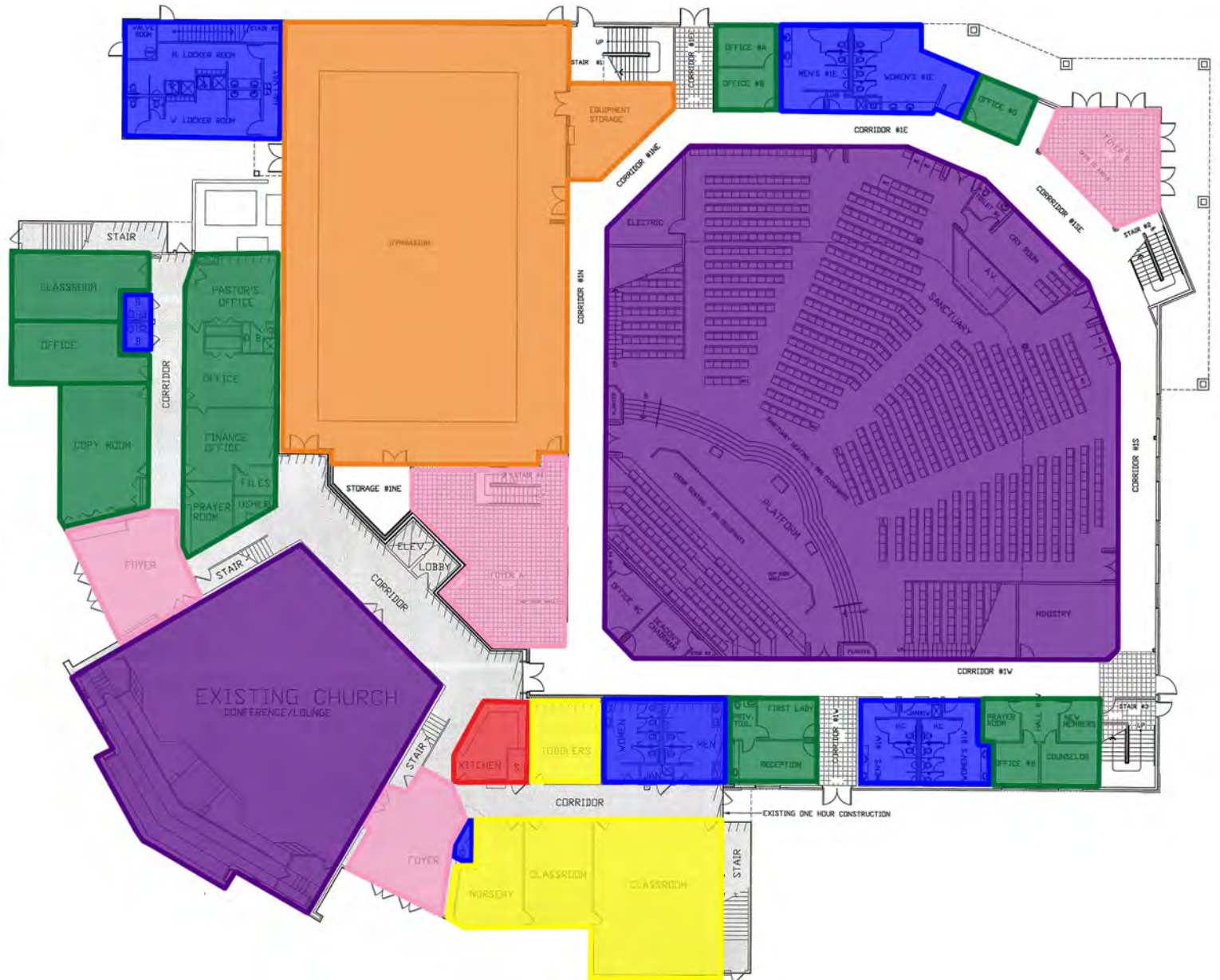


# SITE PLAN

## MAIN LEVEL

### LEGEND

- Sanctuary
- Office / Admin
- Classroom
- Kitchen
- Gym
- Restroom
- Foyer / Greeting

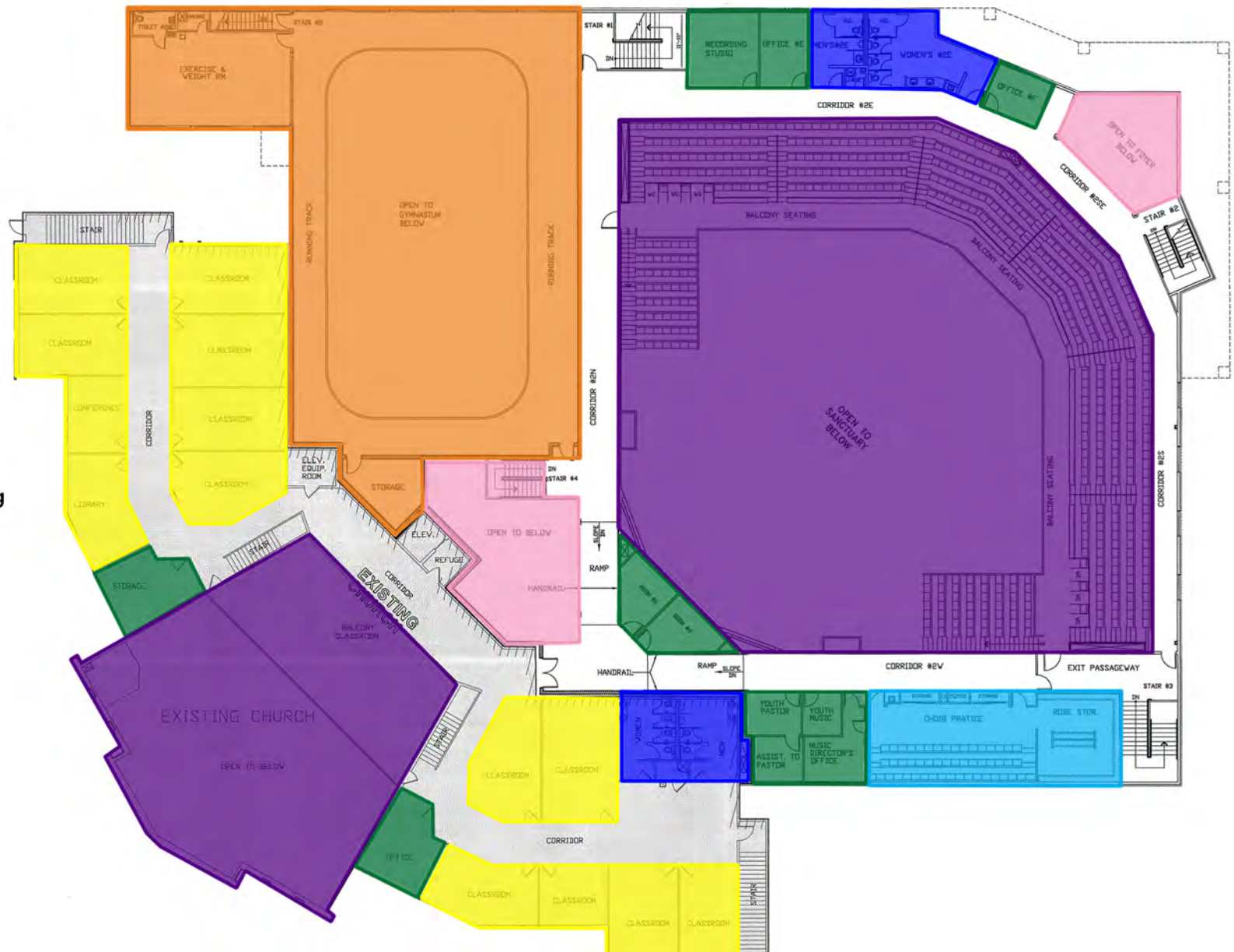


# SITE PLAN

## SECOND LEVEL

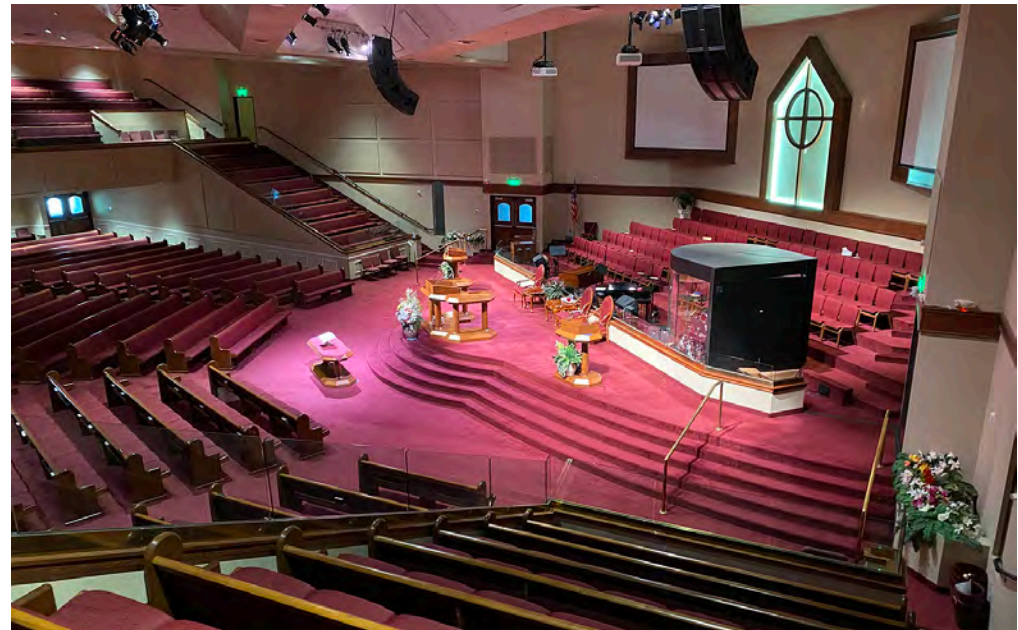
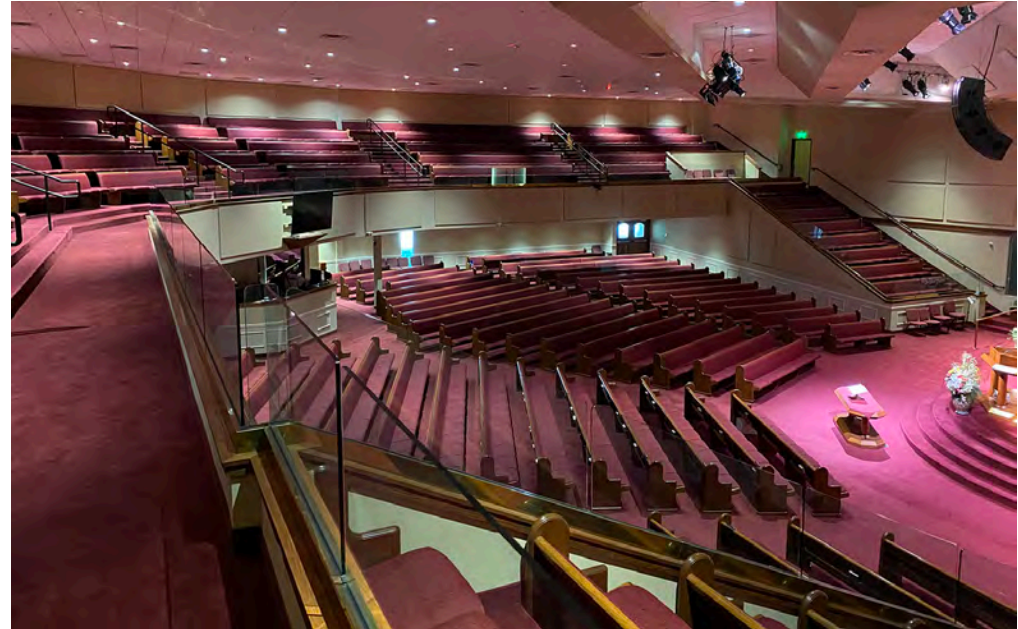
### LEGEND

- Sanctuary
- Office / Admin
- Classroom
- Choir
- Gym
- Restroom
- Foyer / Greeting





# MAIN SANCTUARY



**Capacity: 1,500** | **New AV System** | **Advance Lighting Controls**



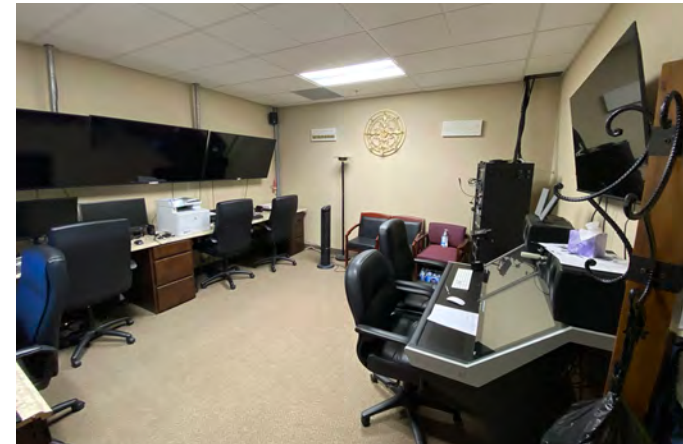
# ANCILLARY SANCTUARY & GYM



**Capacity: 559** | **Upgraded AV System** | **Rubber Basketball Court, Walking Track**

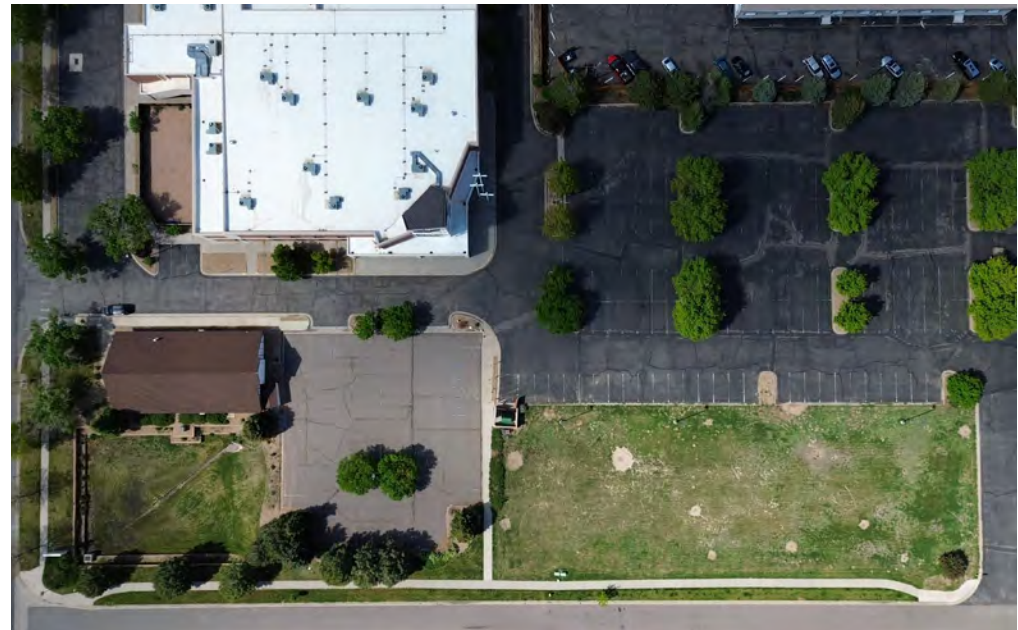


# ADDITIONAL PHOTOS





## ADDITIONAL FEATURES



**Stand Alone Chapel**

**Undeveloped Land**



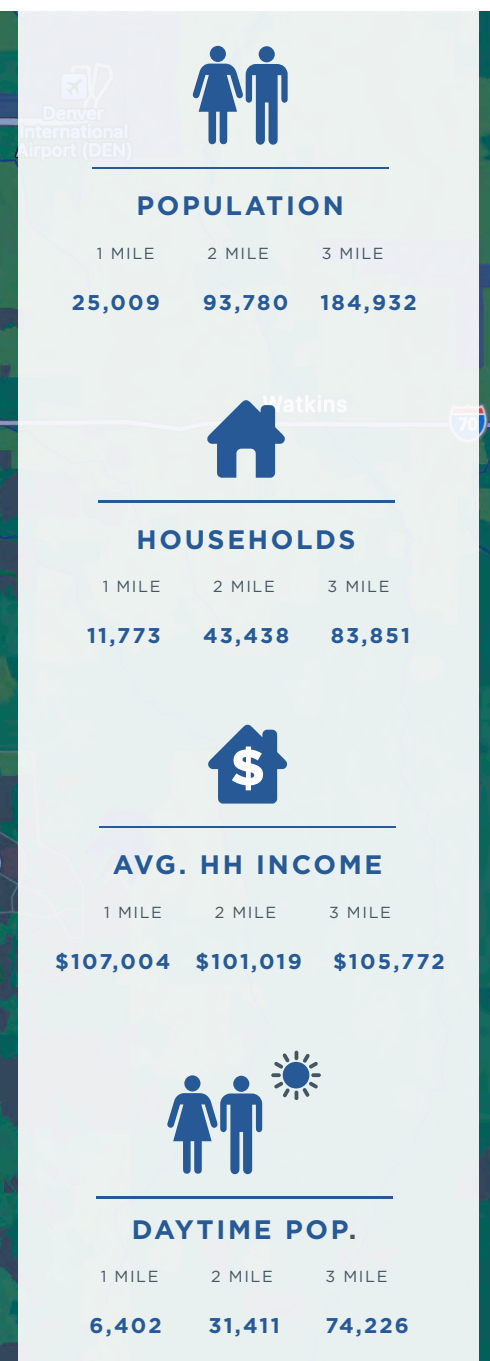
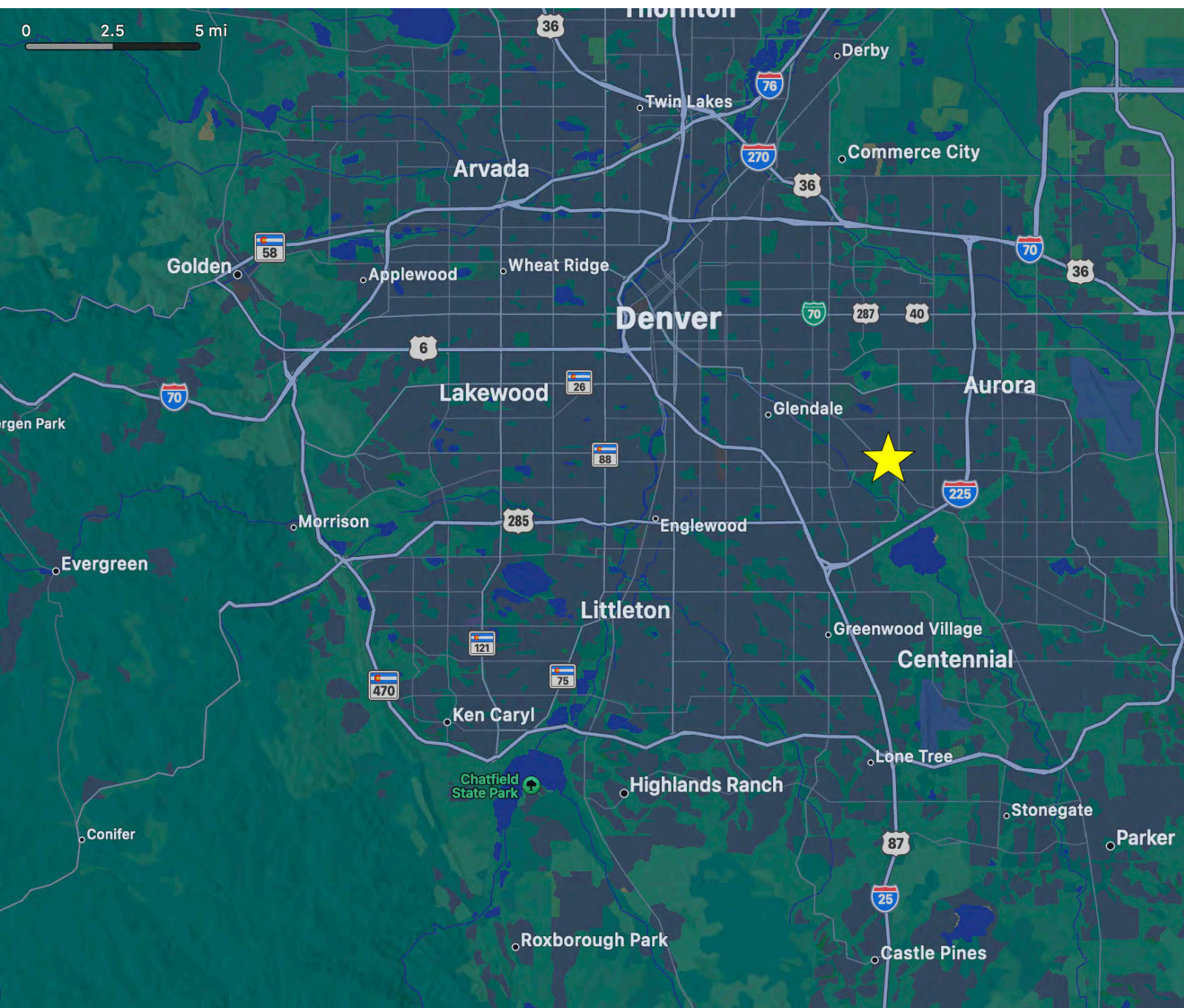
# LOCATION





# LOCATION

# DEMOGRAPHICS







**ASKING PRICE: \$11,661,825 / \$166 PSF**



[www.creginc.com](http://www.creginc.com)

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