

2243 13TH STREET

BOULDER, CO 80503

OFFERED AT
\$3,950,000

BUILDING SIZE
10,142 SF

PROPERTY TYPE
ARTS | CHURCH | EVENT VENUE

ZONING
RH-2

LEARN MORE ABOUT THIS PROPERTY
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THE PREMIER

For the first time in its history, Market Real Estate presents 2243 13th Street, an impeccably maintained historic church building located in the heart of downtown Boulder. The building was built in 1925 and has been continuously occupied by the same congregation ever since, making it one of Boulder's least explored historic treasures. Its attractive Greco-Roman architecture with Ionic-style scroll columns is a showstopper for all passersby. The building is situated on a sprawling .5 acre lot with open space on the southern half and 24 dedicated parking spaces. Inside, find a show-stopping auditorium that seats almost 300, a large lobby, classrooms, and offices. Take advantage of this rare opportunity to inherit a rare work of art and piece of history in the heart of Boulder, Colorado.

PROPERTY HIGHLIGHTS

- Year Constructed: 1925
- Lot size: 21,967 SF (~.5 acre)
- Zoning: Residential-High 2 (RH-2)
- Current seating capacity: 298
- Dedicated parking spaces: 24
- Existing PA system in sanctuary
- Historic flue pipe organ (regularly maintained)
- Main entrance with vestibule off 13th Street
- New boiler & Insulation added installed in 2012
- Impeccably maintained

**HISTORIC BUILDING FOR SALE
IN DOWNTOWN BOULDER**

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AN HISTORIC TREASURE

The 100-year old Christian Science church in the heart of downtown is a 10,000 SF religious facility with classical architecture details. It sits on a half acre lot just two blocks to the north of Pearl Street. The Church was designed by Glen H. Huntington, a leading architect in Boulder (Boulder County Court House, Boulder Band Shell) and built in 1925.



Front, oblique view of First Church of Christ, Scientist - 1926 - Boulder Historical Society/Museum of Boulder



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DEVELOPMENT OPPORTUNITY

While any development or re-development project will likely require a site plan review, the current zoning and land use in place allows for a potential high density multi-family development. The following information was gathered by Trestle Strategy Group and represents preliminary information to help interested parties initiate their research.

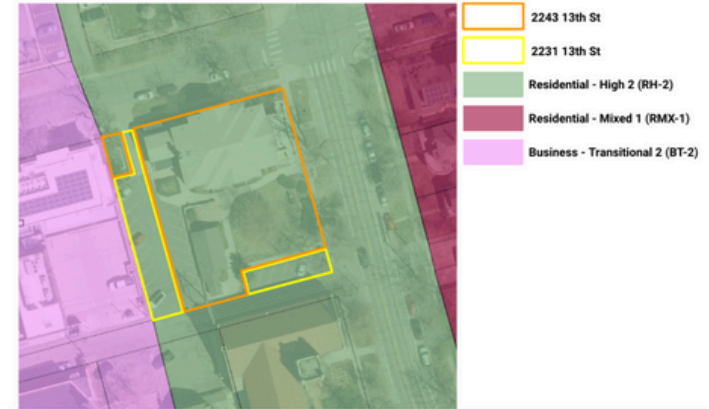
| ADDRESS | 2243 13TH ST. | 2231 13TH ST. |
|---------------------------------------|--|--------------------|
| Owner | First Church of Christ | |
| Year Constructed | 1925 | 1986 (Parking Lot) |
| Lot Size (Acres) | .41 | .10 |
| Lot Size (Square Feet) | 17,733 | 4,234 |
| Zoning | Residential-High 2 (RH-2) | |
| Land Use | High Density Residential (HR) | |
| Historic District | Downtown North: Potential Local Historic Districts | |
| Concept Plan & Site Review Thresholds | Required for projects over 2 acres or 30,000 square feet | |

Land Use Map



| Land Use Category | Boulder Valley Comprehensive Plan (link) descriptions |
|--|--|
| High Density Residential (HR) | <p>Characteristics and Locations: The HR areas are generally located close to the University of Colorado, in areas planned for transit-oriented redevelopment and near major corridors and services.</p> <p>Uses: Consists of attached residential units and apartments. May include some complementary uses implemented through zoning.</p> <p>BVCP Density/Intensity: More than 14 dwelling units per acre</p> |
| Mixed Density Residential (MXR) | <p>Characteristics and Locations: MXR areas surround downtown in the Pre-World War II older neighborhoods and are located in some areas planned for new development. Additionally, in older downtown neighborhoods that were developed with single-family homes but for a time were zoned for higher densities, a variety of housing types and densities are found within a single block. The city's goal is to preserve the current neighborhood character and mix of housing types and not exacerbate traffic and parking problems in those older areas. Some new housing units may be added.</p> |

Zoning Map



| Zoning District | Code (link) Description |
|---|---|
| Residential - High 2 (RH-2) | High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed. |
| Residential - Mixed 1 (RMX-1) | Mixed density residential areas with a variety of single-family, detached, duplexes, and multi-family units that will be maintained; and where existing structures may be renovated or rehabilitated |
| Business - Transitional 2 (BT-2) | Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses |