

±2,806 SQ FT | CHURCH CAMPUS / OPPORTUNITY  
1104 & 1112 S. 7th Ave Yuma, AZ 85364



  
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

# Executive Summary

Unique opportunity to acquire an established church property offering approximately 2,806 square feet located on 24,689 square feet (0.57 acres). Two adjoining parcels are being offered together and are zoned R-1-6. The property features an entry lobby, gathering room, spacious sanctuary, children's room, full kitchen, bonus room, storage areas, three restrooms, multiple mini-split systems, handicap-accessible entrances and ramps, covered patio space, an exterior shade structure, ample on-site parking, and a fully fenced site.

20262834	24,689 SF (±0.57 ACRES)	2,806 SF	\$375,000	R-1-6
MLS	LOT SIZE	BUILDING SIZE	ASKING PRICE	ZONING



# Property Specifications

1104 S 7th Avenue - 665-10-139 - Improved Church Parcel

1112 S 7th Avenue - 665-10-140 - Adjacent Vacant Land

## Building Specifications

<b>Building size</b>	2,806 SF	<b>Zoning</b>	R - 1 - 6
<b>Year Built</b>	1935	<b>Property Type</b>	Special Purpose Religious Facility
<b>Lot Size</b>	24,689 SF (Combined)		
<b>Stories</b>	Single Story		

## Property Features

- ✓ Full kitchen
- ✓ Children's classroom
- ✓ Lobby & entry area
- ✓ Bonus room
- ✓ Large sanctuary & gathering areas
- ✓ Adjacent vacant parcel for expansion or redevelopment
- ✓ Storage areas
- ✓ Three bathrooms
- ✓ Handicap parking & access ramps
- ✓ Exterior shade structure
- ✓ Fully fenced property

# Designed for Multiple Uses

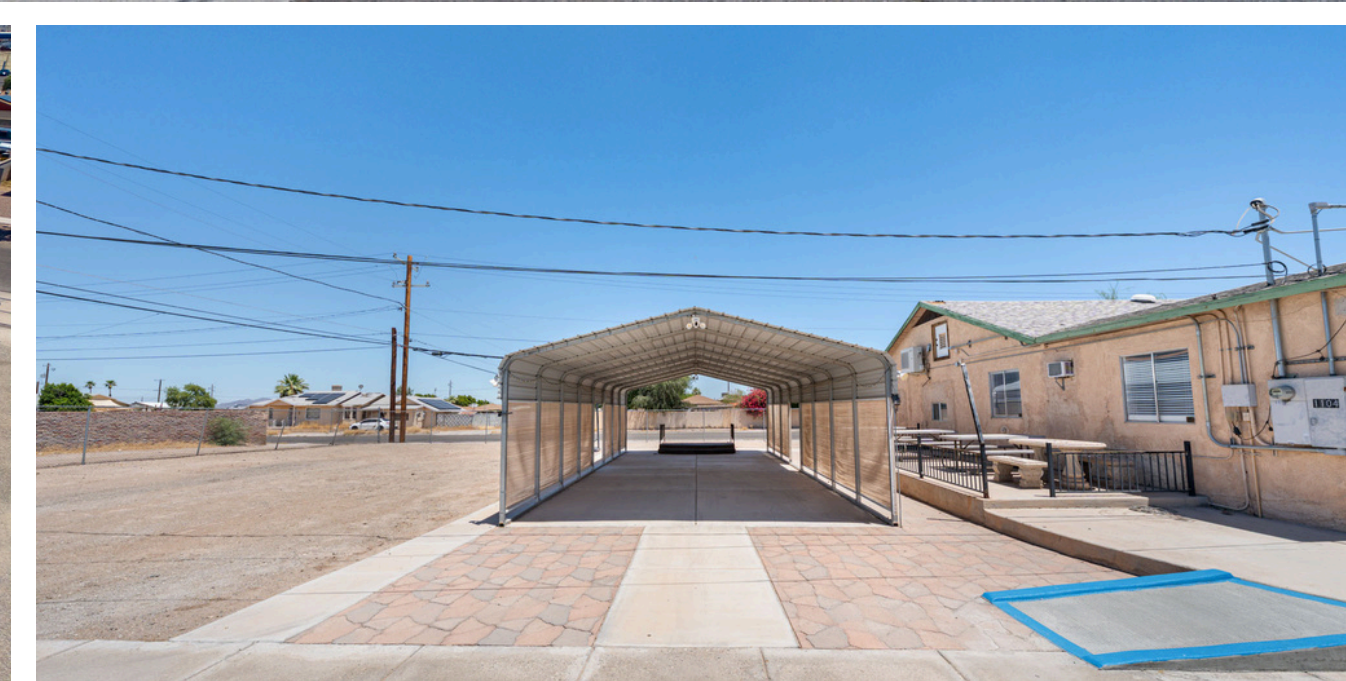
- ✓ Religious Assembly
  - ✓ Educational Facility
  - ✓ Day Care
  - ✓ Community Center
  - ✓ Non-Profit Headquarters
  - ✓ Event Facility
  - ✓ Residential Redevelopment
  - ✓ Professional Offices (subject to approvals)
- (Future use should be verified with the City of Yuma Planning Department.)*



Click on the play button or visit:  
<https://youtu.be/C97TBMe6tgY>







## Central Location

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Located within the established Yuma Heights neighborhood, the property benefits from surrounding residential communities, nearby schools, neighborhood businesses, churches, restarants, and convenient access to major transportation corridors. The combination of an existing church facility and adjoining vacant parcel provides flexibility not commonly found within the Yuma market.



## Property Highlights:

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### Two Adjoining Parcels

Improved church parcel plus adjacent vacant land functioning as one campus.

### Established Community Presence

Serving the neighborhood for decades with recognizable corner visibility.

### Flexible Ownership Potential

Ideal for religious organizations, educational users, nonprofits, community groups, or adaptive redevelopment.

### Existing Improvements

Large sanctuary, gathering spaces, kitchen, classrooms, offices, storage, exterior gathering areas, fully fenced, and parking.

## Location Strengths

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Corner location

Central Yuma

Municipal services

Established neighborhood

Expansion potential

# Ready to Discuss This Opportunity

Whether you're expanding an existing congregation, creating a community center, establishing an educational campus, or pursuing a redevelopment project, this unique property offers flexibility rarely available within the central Yuma market. **LET'S SCHEDULE A TOUR**



  
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