



Special Use or Redevelopment Opportunity

LIST PRICE: \$1,900,000 (\$343.27/SF)

PROPERTY OVERVIEW

Building Size:	5,535 SF
Land Area:	3.03 Acres (131,813 SF)
Year Built:	1982
Zoning:	P-D Unincorporated Jefferson County
Cell Tower Land Lease:	Verizon \$24,000 of Income/Year - Current Term Expiration 02/28/2027 - Three, Five Year Renewals Expiring 02/28/2042

PROPERTY FEATURES

- Two MDU's - two 20' x 60' (1,200 SF) Mobile Dwelling Units
- Sanctuary Capacity - Approximately 200

PROPERTY/AREA DETAILS

The Redemption Hills Church property is well-situated in Southwest Denver on a flat lot with great visibility and mountain views.

For more information, please contact:

TOM MATHEWS

Vice President

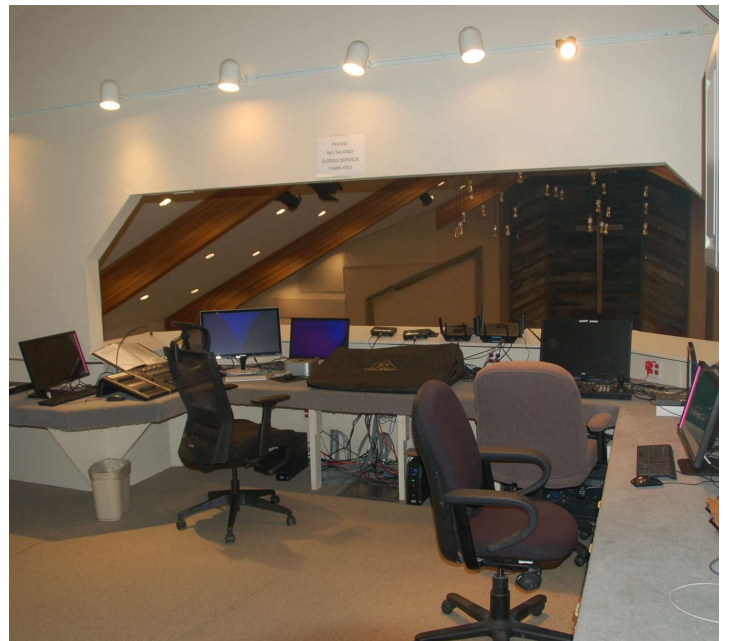
720.638.5409

TMathews@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



For more information, please contact:

TOM MATHEWS

Vice President

720.638.5409

TMathews@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



For more information, please contact:

TOM MATHEWS

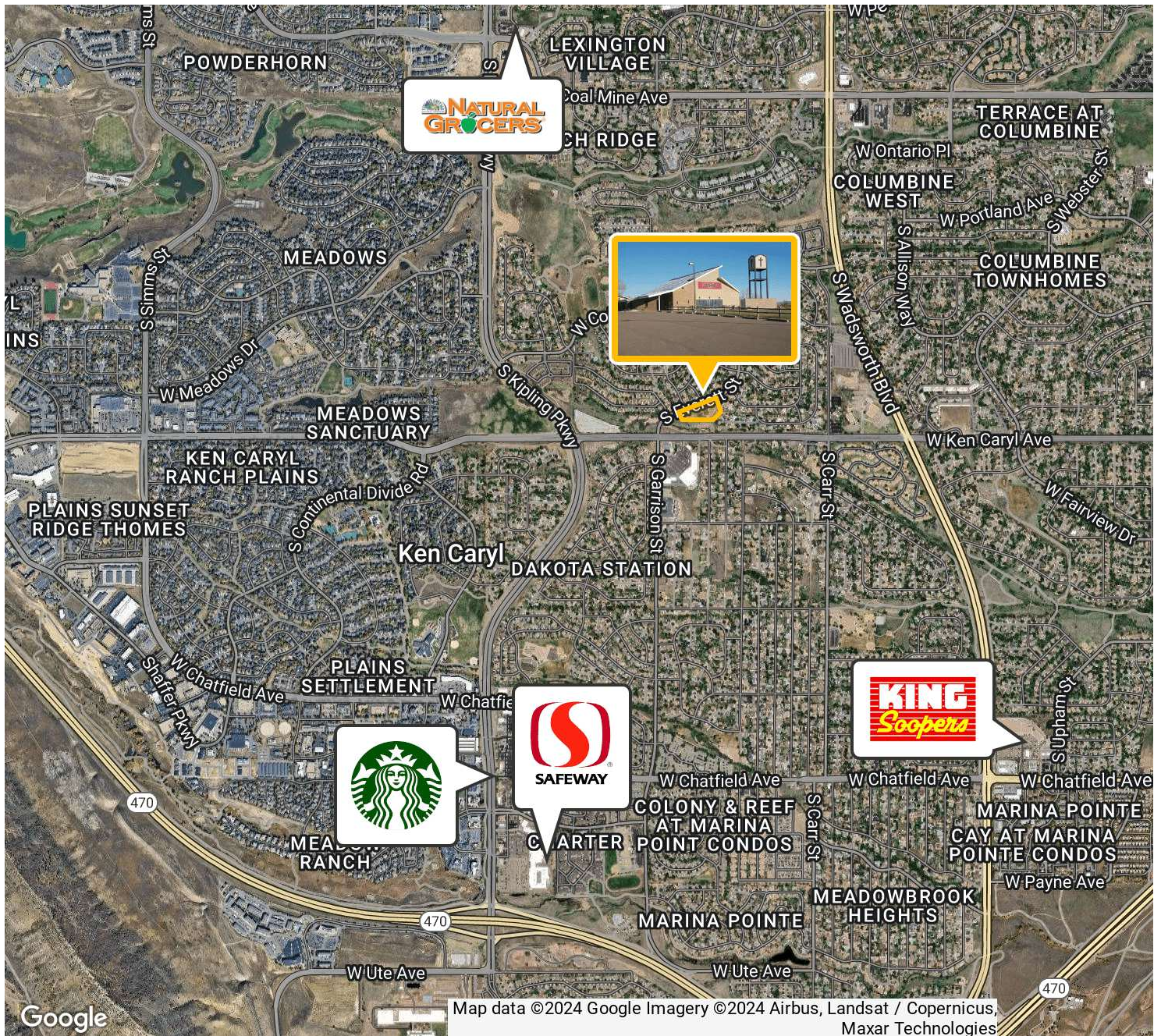
Vice President

720.638.5409

TMathews@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



For more information, please contact:

TOM MATHEWS
Vice President
720.638.5409
TMathews@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.