



## Special Use or Redevelopment Opportunity

### LIST PRICE: \$1,800,000 (\$325.20/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

- Included with the property are two 20' x 40' 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

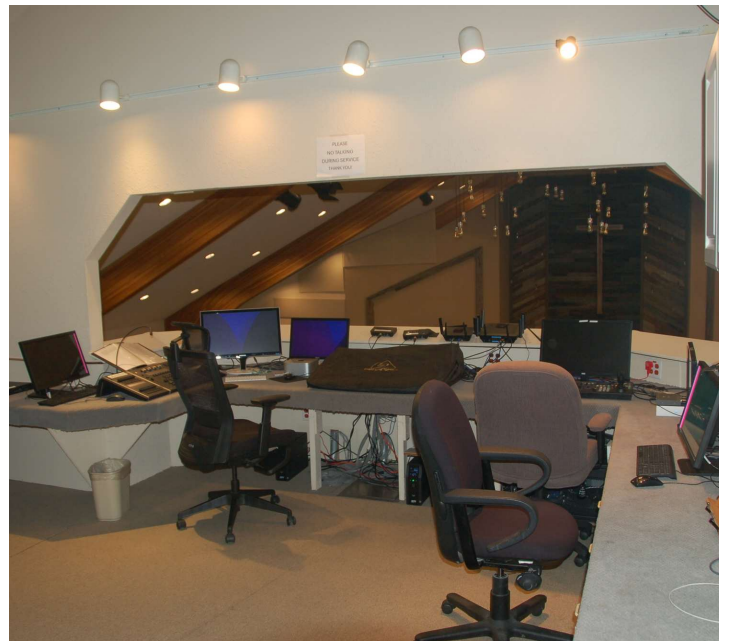
720.638.5409

TMathews@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://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](http://www.pinnaclearea.com)

© 2025 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

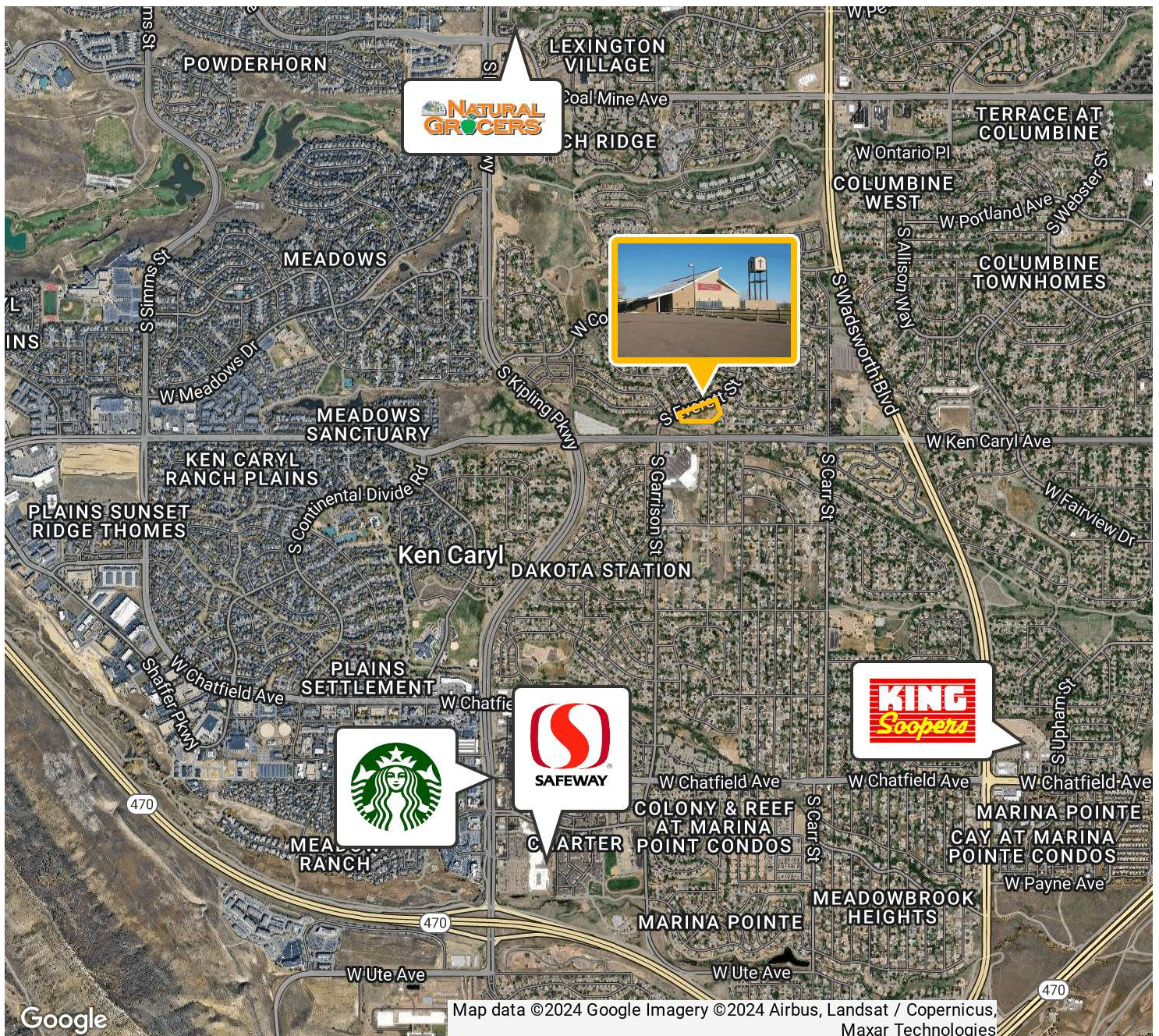
720.638.5409

TMathews@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)

© 2025 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](http://www.pinnaclearea.com)

© 2025 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.