



## 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

- 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

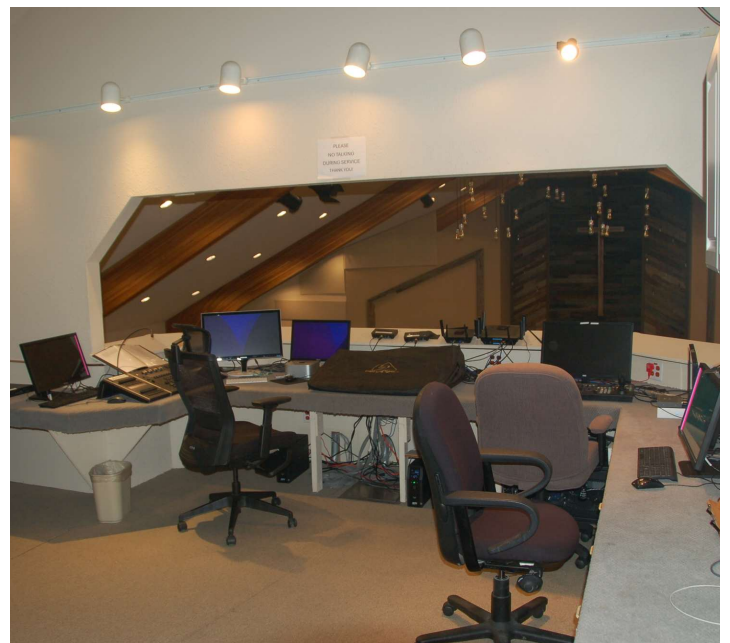
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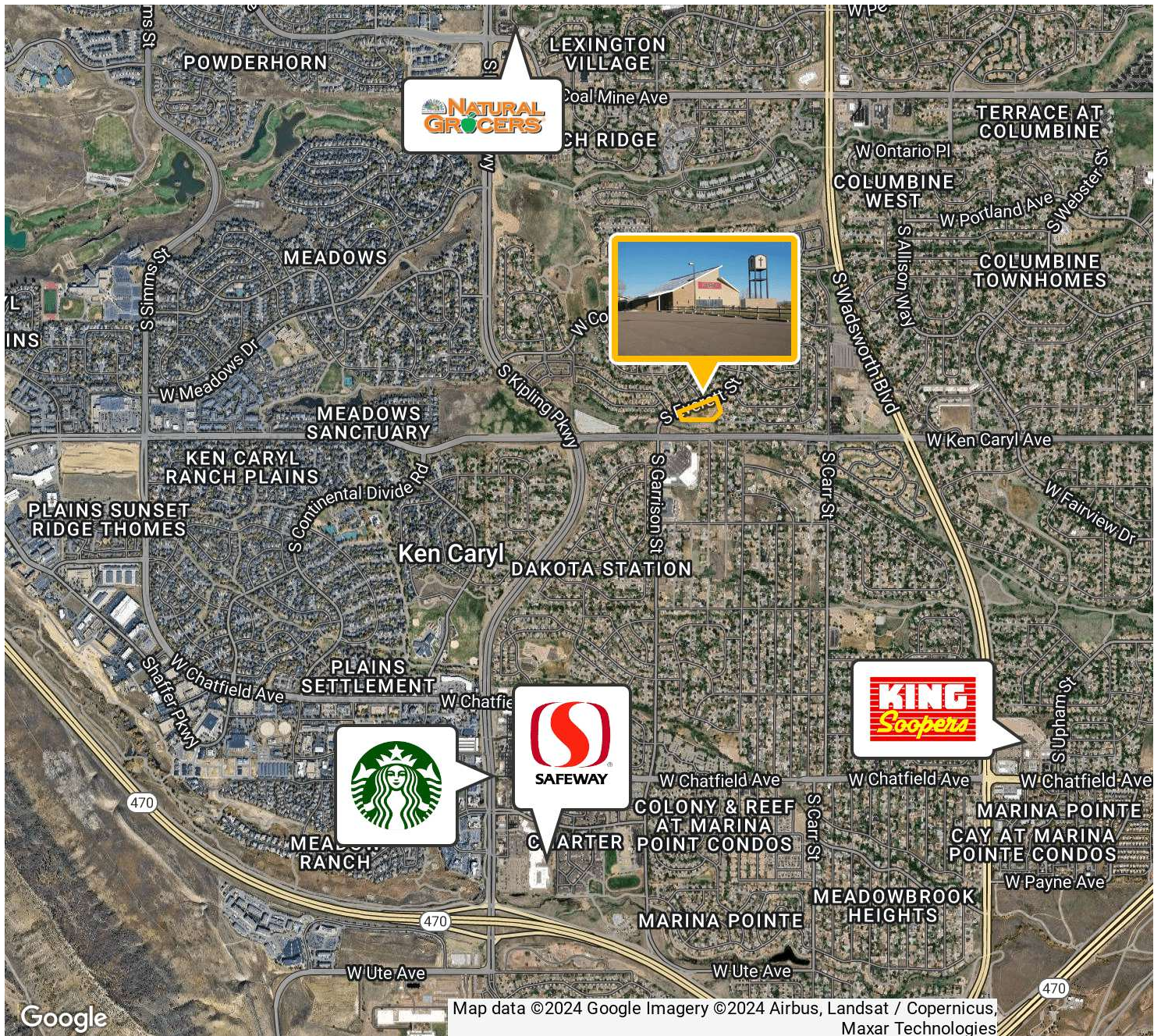
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