

9181 COMMERCE CENTER CIR. F4 & F5

HIGHLANDS RANCH, CO 80129



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PROPERTY OVERVIEW

PRICE: \$1,400,000

PRICE IS TOTAL FOR BOTH UNITS AND INCLUDES EVERYTHING IN THE UNIT EXCEPT FOR THE CARS

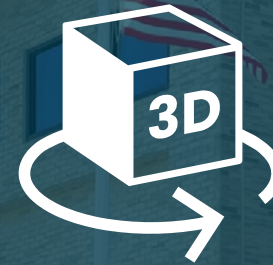
An exceptionally rare opportunity to acquire two side-by-side warehouse condos transformed into a fully built-out 1950s diner with pool table and 1800s saloon with professional karaoke, each loaded with extensive period-specific décor and fixtures (cars excluded). This turnkey, one-of-a-kind environment offers an unparalleled blend of nostalgia, craftsmanship, and character that simply cannot be replicated.

UNIT SPECS

- SF (Lower/Mezz): 960sf / 400sf
- Drive in door height: 14'
- Inside clearance: 20'
- HOA Fee: \$2,036 (per unit)
- Taxes: \$8,712 (per unit)
- HVAC: Heat units are original; Mini-Split A/C system installed by KCA Company in approx. 2014, annual maintenance recommended
- Power: 110 Volt / 30AMP RV
- Fire Suppression: Dry Pipe System
- Parking Allocation: Front of Units

INVESTMENT HIGHLIGHTS

- Everything is included in the sale except for the cars
- Turnkey, one-of-a-kind interiors with significant investment in theme, craftsmanship, and detail—offering immediate usability with no additional buildout required.
- Fully built-out entertainment environment featuring a bar area with plumbing, diner with pool table, stage, and integrated karaoke and TV set up—ideal for hosting, events, or creative use.



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3D WALKTHROUGH**



LOCATION OVERVIEW



LOCATION OVERVIEW



DISCLAIMER

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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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