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### business

## MTV "Real" estate for sale

By Julie Dunn  
Denver Post Staff Writer  
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For \$3.3 million, the "The Real World: Denver" house could be yours.

Kentwood City Properties on Wednesday officially listed the 21,297-square-foot building at 1920 Market St. It formerly housed nightclub B-52 Billiards.

Broker Georgia Gallagher is marketing the property as either residential or commercial space and said interest has already been high.

"There is significant interest, anywhere from restaurants to office space," she said. "The building lends itself to a lot of possibilities, and it's a great value."

MTV also announced Wednesday it will begin airing the reality series Nov. 22. Since 1991, MTV has filmed seven strangers as they learn to live together over several months. The experiences of the Denver cast will be broadcast in 28 episodes.

The building, assessed at \$2.2 million earlier this year, was acquired by Heritage Bank in March from B-52 Real Estate LLC in lieu of foreclosure, according to city documents. The property was then sold for \$2.7 million in late April to a holding company that leased it to show producer Bunim Murray.

MTV said it invested a significant amount of money in remodeling the space, which is being sold "as-is."

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The courtyard features a lap pool, a hot tub and a basketball goal.... (Post / Helen H. Richardson)

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raising the bar™

The main level includes an outdoor courtyard complete with basketball hoop, a mini-pool and a hot tub. In the entryway, a Jeep Wrangler has been turned into a bar. The living, dining and kitchen spaces are centered on a large brick faux-fireplace that features a fish tank.

Cast members yuk it up in their swanky living room.

Upstairs, the loft-style space features a shuffleboard court, three bedrooms and one large bathroom - all without doors, as is standard practice for the reality show.

"Sometimes it felt like I was living in an Old Navy commercial," said "Davis," one of the seven cast members who lived in Lower Downtown while the show was being taped this summer. "Slowly but surely, it started to feel like my real home."

The building also houses an industrial kitchen with appliances from Frigidaire and KitchenAid, rugs and furniture from Crate & Barrel's CB2 line, an elevator and a private garage.

It does still have an active cabaret license, according to Gallagher.

"I could see something like a high-price ad agency or a restaurant going in here," said Jim Johnston, co-executive producer for Bunim Murray. "It could become a bar again, but that would take a lot of work."

The commercial property was temporarily rezoned residential to host the MTV show.

Jorgen Christiansen, owner of downtown's Urban Realty, said he considers it a tough property to sell.

"I would never look at that location for clients because it's sandwiched between all those bars," he said. "And even for a nightclub, it's a huge space. You'll have to remodel it, and that is very expensive."

Others believe that it has some cachet.

"It still has its 15 minutes of fame," said Mary Beth Jenkins, president of the Laramie Co., a Denver retail brokerage and consulting firm. "I think another nightclub would be a good fit."

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15 Minutes of fame

1 Jeep as a bar

\$3.3 MILLION Price tag

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