



THE DENVER GROUP  
COMMERCIAL

# FOR SALE



## ROY'S LAST SHOT RESTAURANT & EVENT CENTER



17268 HWY 119, BLACKHAWK | \$2,400,000

COMPASS

## PROPERTY DETAILS



- 8,838 sq ft restaurant and event center on 4.12 acres
- Includes duplex and garage with month-to-month tenants
- Garage has potential for conversion to additional unit (ideal for staff housing)
- Sale includes all FF&E and business value
- Strong value-add opportunity with increased marketing and event bookings
- Additional walk-in refrigerators in rear utility building
- Popular stop for tourists, cyclists, and locals traveling HWY 119
- Conveniently located near Blackhawk, Rollinsville, Nederland, and Golden Gate Canyon State Park

Matterport Link: <https://my.matterport.com/show/?ref=em&m=ZbVuq5KMfgi&qs=>





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