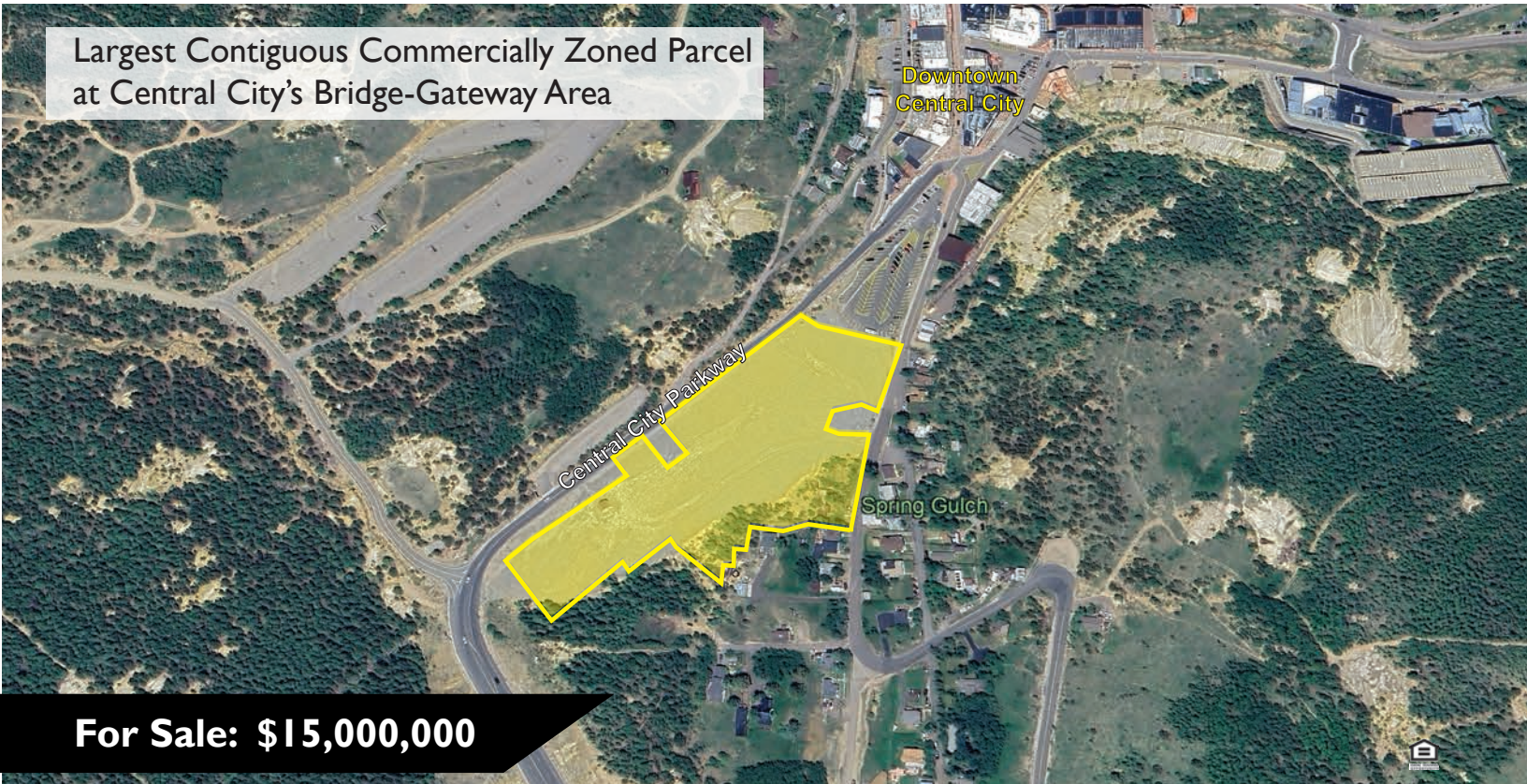


Central City Entrance For Sale Available For Development

Largest Contiguous Commercially Zoned Parcel
at Central City's Bridge-Gateway Area



For Sale: \$15,000,000

PROPERTY FACTS

Parcel #:	183512301057
Parcel Size:	6.40± Acres 278,784± SF
City / County:	Central City / Gilpin
Zoning:	Limited Community Commercial (Central City)
Permitted Uses:	Multifamily, Mixed-Use, Hotel, Restaurant/Bar, Indoor Amuse- ment/Entertainment, Stadium/ Amphitheater, Parking (surface & structure)
Sales Price:	\$15,000,000

PROPERTY HIGHLIGHTS

As the largest contiguous parcel at the entrance to Central City, this property will be vital to the redevelopment of the Bridge-Gateway Area. Central City is actively seeking a public-private partnership to redesign the entrance to the "Richest Square Mile on Earth".

Property is subject to EPA CERCLA Lien and environmental considerations. Seller is willing to work with a qualified Buyer, the Environmental Protection Agency, and the Colorado Department of Public Health and Environment to remediate the site and activate development for highest and best use.

