

# Black Forest Meadows

## COLORADO WEDDING VENUE FOR SALE



### **Black Forest Meadows Overview**

Black Forest Meadows is a family-owned wedding venue in Black Forest, Colorado. For reference, Black Forest Meadows is listed on The Knot along with other wedding venues for comp rental fees. To compare, the average venue rental fee Here is the average venue rental fee per state according to The Knot. For Colorado, the average venue fee is \$11,900.

The venue has an excellent online presence and great reviews from past brides with only five-star reviews on Google, WeddingWire and the Knot. Their website can be found at <https://www.blackforestmeadows.com/> and they have an established social media presence on both Instagram and Facebook.

The current venue fee is \$3500 for a weekday wedding and \$6000 for a weekend wedding. The current ownership is running a handful of weddings for the 2025 season as they knew they were going to be retiring soon.

Based on market pricing, the current owners are undercharging for the wedding fees. If Black Forest Meadows rental fee is \$8,000.00 per wedding at 1 wedding per week ~ 22 weeks Memorial Day through October ~ the gross annual income would be \$176,000.00.

If new ownership wanted to increase the weddings to two weddings per weekend (one Friday at \$7,000 and one Saturday at \$8,000) for 22 weeks, the gross annual income would be \$330,000. A great option for new ownership would be to either live / work on the property and occupy the home as their primary residence or to have an on-site manager living in the house. Another optimization idea is to finish out the space above the bridal suite (second story of large building) into a groom's suite.

This property is in a beautiful setting with a lovely, upgraded home complete with a separate livestock barn currently used for alpacas that can remain with the property as part of the wedding package. There is grassy meadows, ample forest and a great view of Pikes Peak from the ceremony site.