



Offering Memorandum

Dostal Block

118 Main Street, Central City, CO 80427



Peter Sengemann Vice President

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INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

118 Main Street, Central City - an iconic 6,200 SF building with timeless charm. Built in 1874 and zoned for Entertainment, this property presents a prime opportunity for investors seeking a strategic location. With an elevator providing access to all three levels, and a unique layout featuring bars on each of the two main levels, the possibilities for casino or entertainment use are endless.

The building boasts two upper levels for customers and a lower level for employees and other operations, all fully renovated in the early 1990s with modern amenities.

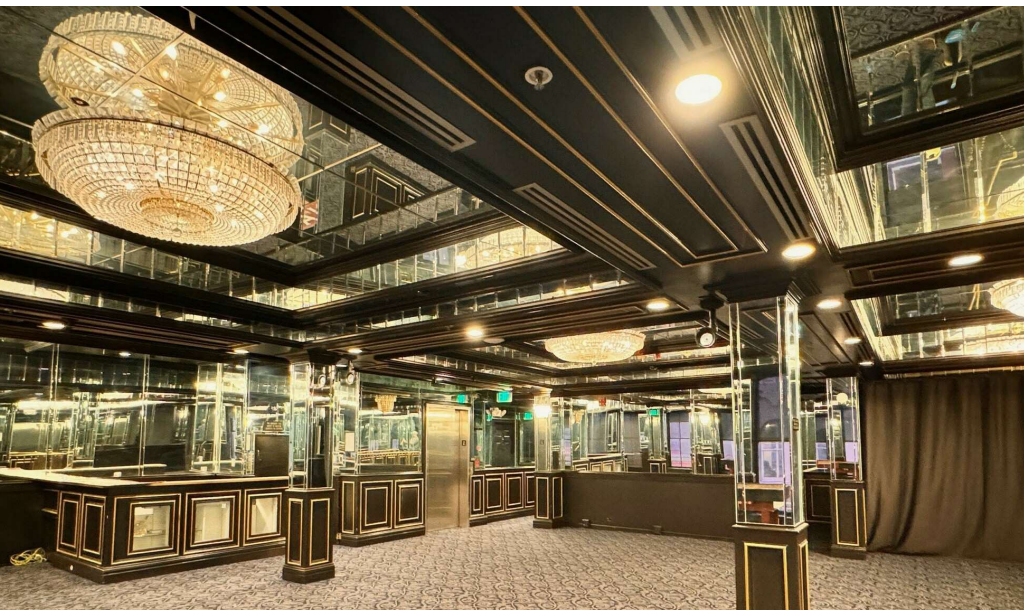
Central City is one of only three cities in all of Colorado that allows for a casino with in-person gaming.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	6,200 SF
Stories:	3

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	418	2,591	6,807
Total Population	859	5,593	15,160
Average HH Income	\$110,947	\$146,107	\$158,863

PROPERTY OVERVIEW



118 MAIN STREET

Central City, CO 80427

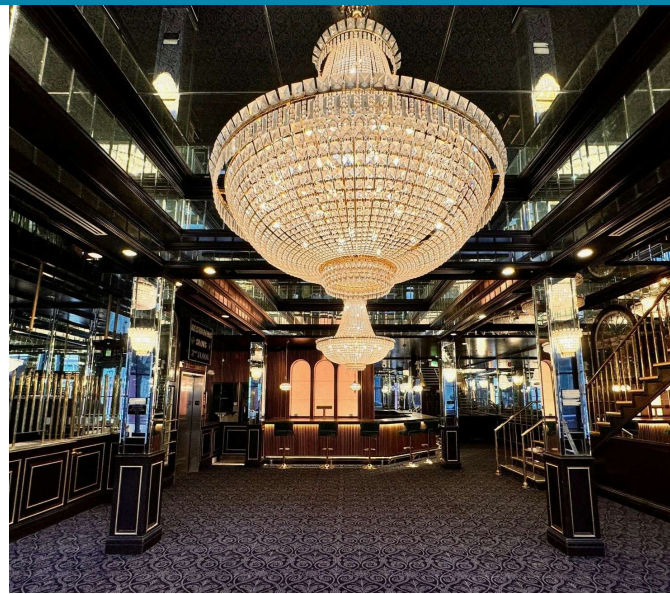
PROPERTY DESCRIPTION

Building Size:	6,200 SF
Lot Size:	2,178 SF
Current Zoning:	Entertainment
YOC:	1874
Construction Type:	Masonry
County:	Gilpin
Property Taxes:	\$16,169.92

PROPERTY HIGHLIGHTS

- Historic building on downtown Main Street, Central City
- Potential for casino or other entertainment use
- Elevator access to all three levels
- Bar on each level of the two main levels
- Two upper levels for customers with a lower level for employees, money storage, office, security, other operations
- Completely renovated in early 1990's, including electrical
- Rear building fire egress
- Lots of natural light from store front glass

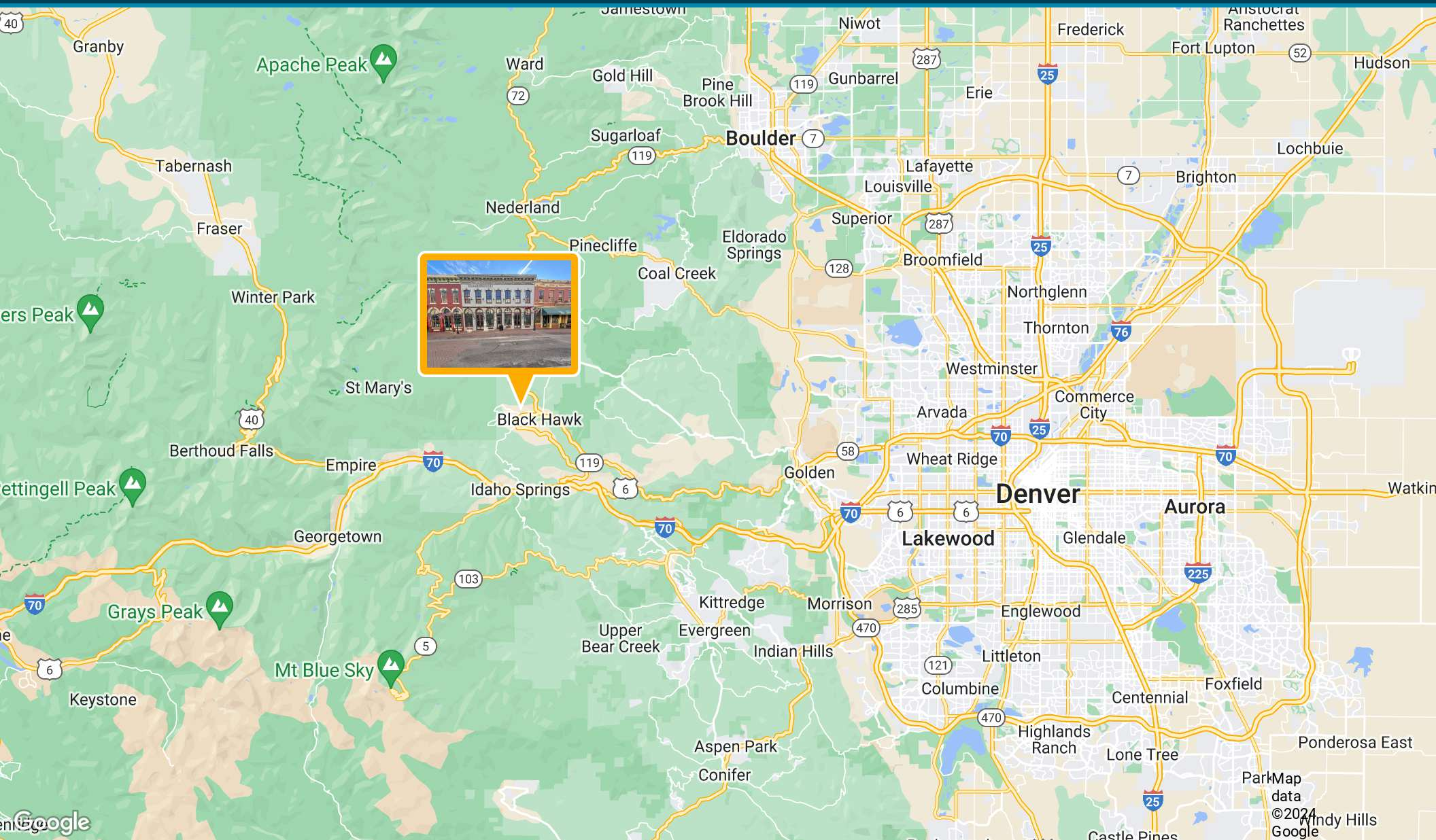
PROPERTY OVERVIEW



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LOCATION OVERVIEW



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