

REALTEC

COMMERCIAL REAL ESTATE SERVICES

WATERFRONT EVENT & RETREAT CENTER AT SWAN LAKE ESTATE 3696 65TH AVENUE | GREELEY, CO 80634



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REAL ESTATE

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Sotheby's
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REALTEC GREELEY | 1711 61ST AVENUE, #104 | GREELEY, CO 80634

SWANLAKEESTATE.COM

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FEATURED PROPERTY

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Swan Lake Estate is a masterfully designed, fully furnished waterfront retreat nestled on 12 park-like acres with dramatic indoor-outdoor entertaining and luxurious interiors boasting the highest quality craftsmanship, fit, and finish in Evans, Colorado. Privately secluded behind an iron gated entrance, this serene 6 bed, 10 bath estate, with an additional 2 bed, 2 bath guest house, is ideal as a hospitality venue for enchanted lakeside weddings and events with 10,000 square foot reception barn, fully stocked fishing lake, spectacular party pavilion, 50s diner, movie theatre, workshop, library, business center, pump house, and two-bedroom lakeside guest cottage. Live swans, fire bowls, gas lanterns, rock wall, and 20-person spa are only the beginning! Create the ultimate corporate retreat or turn this showplace into a premier event business located just one hour from mountain adventure in Estes Park or the cultural attractions of Denver and Boulder. Includes two parcels, zoned C-1 and AG in the City of Evans. Property is surrounded on the north and east by parcels owned by the City of Evans and encumbered by Conversation Easements which will maintain an open space buffer.

This property offers great mixed-use opportunities including live-work, corporate or family retreat space, luxury event center, ag-tourism, winery or brewery with on-site vineyard or hops farm, or hospitality venue. Property layout can provide separation between private owner's residence and hospitality areas. A large office and conference room has a private door away from the living spaces. The 10,000-sf barn makes a great event space, workshop, or vehicle storage with room to expand.

Property Address: 3696 65th Avenue | Greeley, CO 80634
Price: \$5,500,000
Improvements: Main House - 13,981 sf; Guest House - 1,405 sf;
Barn - 12,093 sf; Outbuildings - 4,780 sf
Zoning: C-1 and Ag (City of Evans)
Property Size: 12 acres (two parcels)



PROPERTY SUMMARY

SITE PLAN

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SITE PLAN

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PROPERTY SUMMARY

FLOOR PLANS

GUEST HOUSE

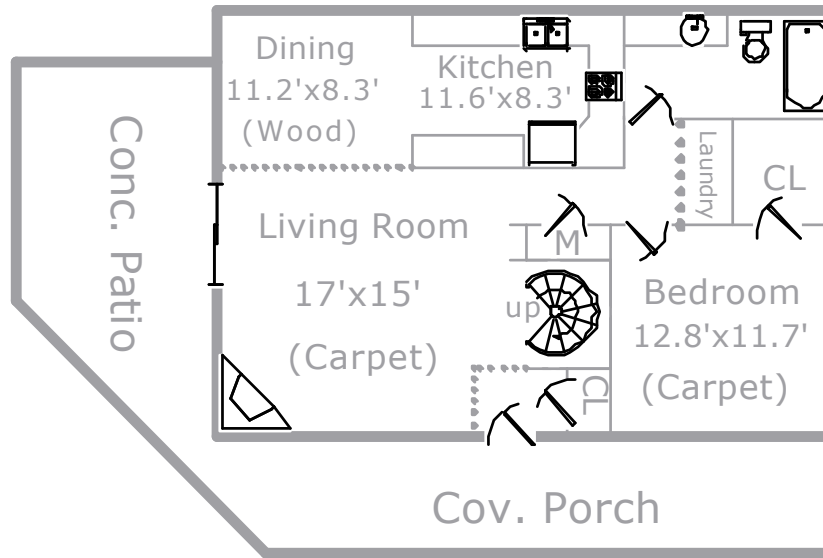
Total SF: 1,405

Bedrooms: 2

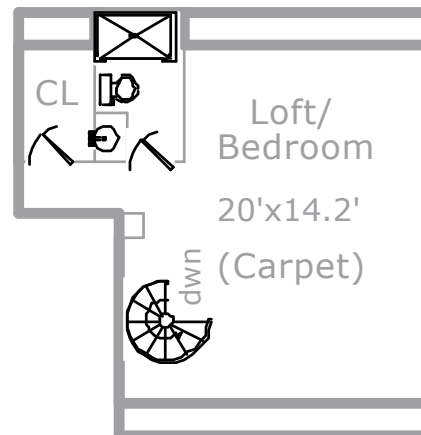
Bathrooms: 2

Private guest house overlooking the on-property lake. Includes a full kitchen, laundry room, and patio.

FIRST FLOOR - GUEST HOUSE
936.1 SF



SECOND FLOOR - GUEST HOUSE
469.3 SF



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PROPERTY SUMMARY

FLOOR PLANS

BARN

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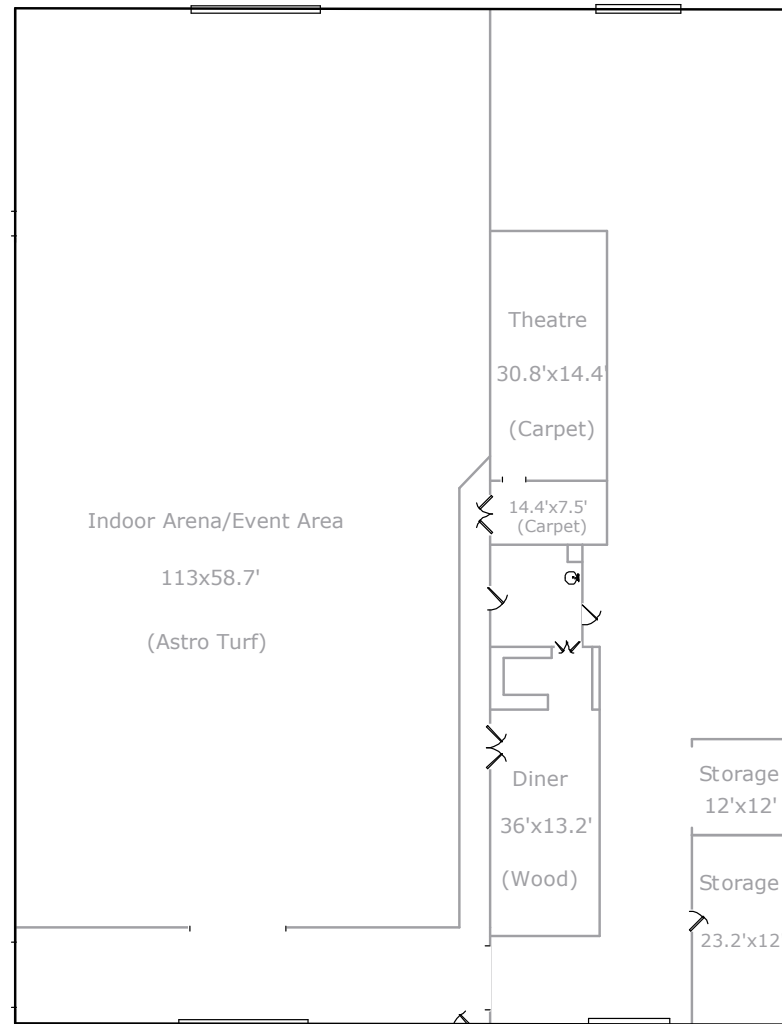
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Total SF: 12,093

Large free span building suitable for use as event/reception space, vehicle display and storage, hobby-shop, storage, brewery, winery, or many other uses. Room to expand to the north. The building includes a 50s-style diner, movie theater, and additional storage. Multiple overhead doors. Property also includes a two-story workshop and pole barn (floor plans not shown).

Seller has completed plans and renderings for a new pole barn to replace the current structure. Plans for the new structure will be included in the purchase price. The new barn construction (estimated at \$300,000) will be at the buyer's expense, or the buyer may elect to retain the existing barn as-is at no additional cost.



Potential New Building Renderings



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uchealth

the HUMAN
& BEAN

ST. MICHAEL'S
TOWN SQUARE

LAMARIPOSA
RESTAURANT & MARGARITA HOUSE

MILIKEN ROAD

65TH AVENUE

37TH STREET

37TH STREET

JOSEPHINE
JONES PARK

VINEYARD
PARK

GRAPEVINE
OPEN SPACE

LOCAL AREA MAP

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Close to many places and attractions Greeley is within an hour's drive of Denver, Denver International Airport, Fort Collins, Cheyenne, and the popular Rocky Mountain National Park near Estes Park, CO. This allows its residents to enjoy all the perks and attractions of the Colorado front range cities, mountain towns, and still be a great smaller-city community to live and raise a family.

In recent years Greeley and the surrounding Greeley metropolitan Statistical Area (MSA) has topped charts for growth in the nation by earning the distinctions of: 2017 3rd fastest-growing MSA, ranked 2nd best small cities for jobs and best small cities for business in 2014 by Forbes magazine.

Greeley's thriving economy is primarily fueled by a diverse mix of industries including: agriculture, food processing, energy production, construction services, business services, manufacturing, education, healthcare/wellness, and government services. The major employers in the area are listed below:

- | | | | | |
|--------------------------|-----------------------------------|----------------------|-------------------------------|-----------------------------|
| • JBS | • Colorado Premium Foods | • Tele Tech | • DCP Energy | • Helena Chemical Company |
| • UC Health | • University of Northern Colorado | • Roche Constructors | • LEED Fabrication | • Envirotech Services |
| • Leprino Foods | • Hensel Phelps Construction | • Noble Energy | • Banner Health | • Burris-Steiner |
| • Select Energy Services | | • City of Greeley | • Animal Health International | • All American Pet Proteins |
| • State Farm Insurance | | | | |

Greeley annually hosts the notable regional events of the Greeley Independence Stampede rodeo and parade which is the nation's largest 4th of July rodeo and festival celebration through a 10-day series of events/activities. Also, in June each year Greeley is home to the Greeley Blues Jam that attracts blues artists from around the country in a 2-day event concert festival in Island Grove Park. Both events together not only pull local fans to the events but also from around Colorado and neighboring states.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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Loveland
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Greeley
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