



**RE/MAX**  
REAL ESTATE GROUP



Rare Find in Old Colorado City

This incredible, centrally located property is made up of 4 separate lots, totalling 1.4299 acres, all pulled together to create a stunning and memorable wedding venue, event garden, a rental home and so much more.

## Ideal For:

- \* Weddings
- \* Micro Festivals
- \* Wine Tasting
- \* Brunch Gatherings
- \* Celebration of Life
- \* Graduation
- \* Onsite Painting Classes
- \* Quinceañeras
- \* Outdoor Lecture Hall
- \* Award Ceremonies
- \* Company Meetings
- \* More



Listing Agent  
Shaune Boyd  
(719) 499-8389  
ShauneBoydRealtor@gmail.com

Listing Agent  
Dave Kaercher  
(719) 331.5307  
dave@buycolorado.com



Offered At:  
**\$1,100,000.00**



## Key Features:

Four Lots Included  
Established Event Center  
Multiple Mature Gardens  
Transferable Liquor License

Beer  
Wine  
Spirits

Easy Access to:

Attractions  
Restaurants  
I-25 and US-24  
Accommodations

Two Lots Zoned M1,

Two Zoned R2, UV.

Rental Home

Currently Occupied.

Rental:

\$1350.00 monthly

Tenant pays utilities

Currently within a 1 year term

Wedding Venue:

Venue operates between May  
and September.

Hosted up to 45 events per season

Additional revenue from rentals  
and alcohol sales

For more specific financial information,  
Please contact the Listing Agents.

## Financials:



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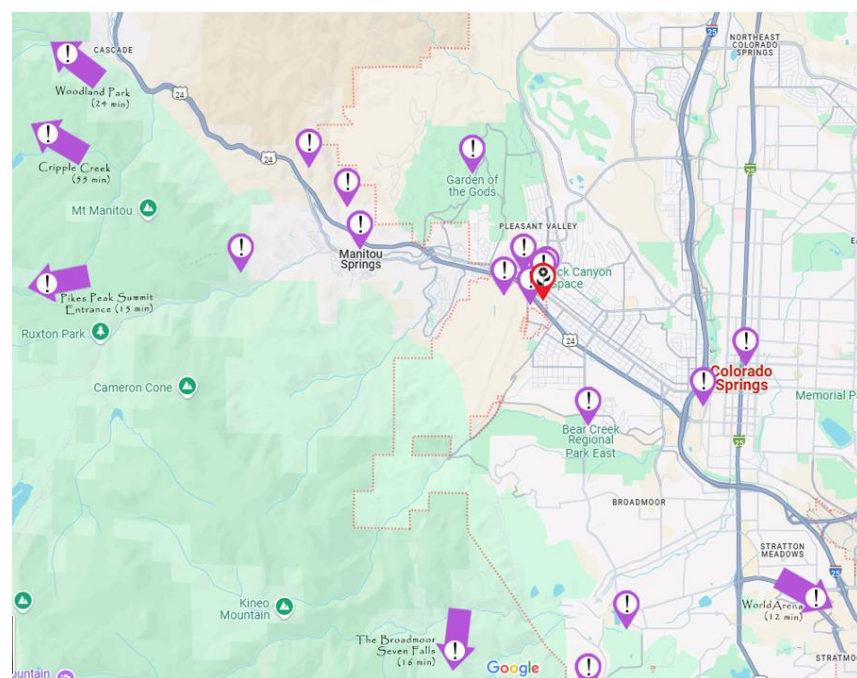






## Attractions:

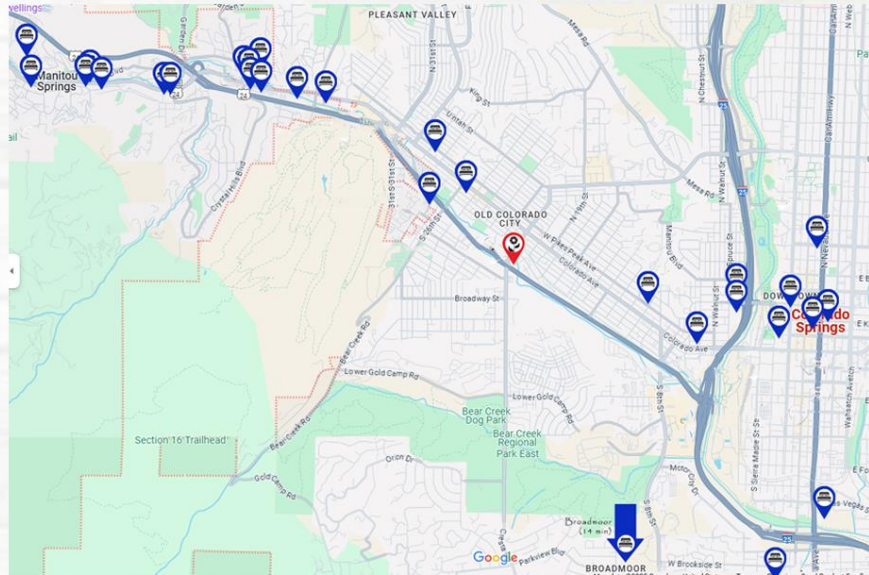
Old Colorado City  
Ghost Town Museum  
Michael Garman Museum and Gallery  
Rocky Mountain Chocolate Factory  
Red Rocks Canyon Open Space  
Bear Creek Regional Park  
Garden of the Gods  
Manitou Springs  
Manitou Cliff Dwellings  
Manitou Incline  
Olympic and Paralympic Museum  
Cave of the Winds  
Downtown Colorado Springs  
The Broadmoor Hotel  
Cheyenne Mountain Zoo



**Near By: The Broadmoor World Arena (12 minutes), Pikes Peak Summit Entrance (15 minutes), The Broadmoor Seven Falls (16 minutes), Woodland Park (24 minutes), Cripple Creek (55 minutes)**

## Accommodations: (Key Locations)

Old Town Guesthouse Bed & Breakfast  
Holiday Inn Express and Suites  
The Antlers  
Hilton Garden  
The Broadmoor Hotel  
Kinship Landing  
Holden House 1902 Bed & Breakfast  
Garden of the Gods RV Resort  
Days Inn  
Quality Inn  
Timber Lodge  
Spur and Lace Inn Bed & Breakfast  
Fountain Creek Campground



**Additional lodging options, including Hotels, Motels, Resorts and Spas, Bed and Breakfasts, RV Parks, and Campgrounds**

## Restaurants/Breweries:

South Park Brewing, Carlos Bistro  
Colorado Mountain Brewery  
Alfonso's Mexican Food, Thunder and Buttons II  
ASR Flying Arrow Eatery, Pub Dog Colorado  
Los Carnals Mexican Food, Snowfox Sushi,  
Colonel Mustard's Sandwich Alchemy,  
Wimberger's Old world Barkery, Subway  
OCC Brewing and Restaurant, Mother Muffs,  
Front Range BBQ, Slice 420, Subway  
Jake & Telly's Greek Taverna, Monse's Pupuseria  
Susie's Westside Cafe, Uptown Bar and Grill,  
Coal Mine Dragon, Mactory Gourmet,  
TAPateria, Ruby's, Base Camp Restaurant,  
Many, many more.

