

FOR SALE **Prime Re-Development Opportunity**

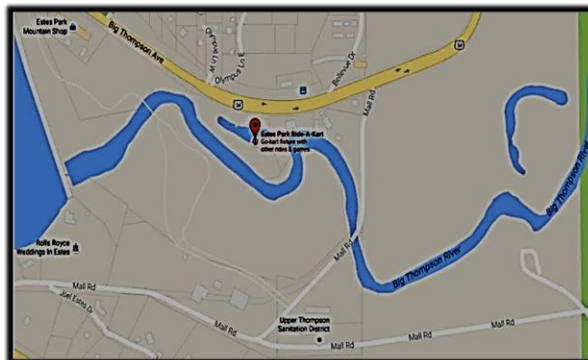
Estes Park Ride a Kart

2250 Big Thompson Ave Estes Park CO

**Major Price
Reduction**



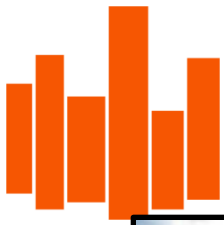
- Lot Size:** 5.664 +/- Acres - flat topography
- Buildings:** 9 buildings approx 9,000 SF
- Power:** Estes Park City Power
- Water:** Deep water well plus seepage irrigation system
- Zoning:** Commercial Outlying - Larimer Co
- Access:** Mall Road and US 34 (Big Thompson Ave)
- Price** \$2,695,000



- ❖ A spectacular redevelopment opportunity site with 1450' of Big Thompson River frontage abutting Department of The Interior open space land and just east of Lake Estes on U.S. Highway 34. There are majestic views of the entire front range, with easy access and huge traffic counts.
- ❖ Zoning allows for a wide variety of uses and there is a huge need for lodging or housing units in town!
- ❖ Buy and operate it while going through planning and entitlement. A unique opportunity to own and run one of the longest operating and up to date family entertainment centers in the region. This Family Entertainment Center has been serving up summer smiles to families and Estes Park visitors since 1959. With some additional marketing and addition of amusements, there is upside for the business opportunity also.
- ❖ Average seasonal Ride A Kart attendance for the last 10 years has been approximately 75,000 visitors and is extremely busy each year from May through mid-October.
- ❖ Rocky Mountain National Park topped 4.7M visitors in 2016. More than half of those visitors come into Estes on Co 34 and 36 and enter through the Main Entrance which is 4 miles from Ride A Kart.

Exclusively listed by Paul Kresge kresge@vistacommercial.com

303-809-8368 cell 303-974-7600 x 103 office



ESTES PARK RIDE A KART



Featured Attractions

- **Estes Park Ride a Kart**
(Grand Prix Go Kart track)
- **Cascade Creek Mini Golf** (2-18 hole Mini Golf Courses)
- **Krazy Bumper Kars**
- **Bumper Boats**
- **Casey's Silverstreak Train**
(Miniature Railroad)
- **Water Wars**
- **Batting Cages**
- **Xtreme Trampoline**
- **Cascade Arcade**
- **Munch Kart**
- **Fully fenced with excellent infrastructure throughout the property**



**Contact Paul Kresge for further
information 303-809-8368
kresge@vistacommercial.com**

130 Old Laramie Trail, Suite 200
Lafayette, Colorado 80026

303-974-7600
www.vistacommercial.com

1434 Spruce Street, Suite 100
Boulder, Colorado 80302

Vista Commercial Advisors, Inc. obtained information contained herein from sources believed to be reliable. The verification/accuracy is not guaranteed. It is submitted subject to errors, omissions, price change, rate, prior sale, lease or financing, or withdrawal without notice. You and your tax, broker and legal advisors should conduct your own investigation to confirm information. All marks displayed on this document are the property of their respective owners.

VISTA COMMERCIAL ADVISORS, INC.
VISTA COMMERCIAL ADVISORS, INC.
VISTA COMMERCIAL ADVISORS, INC.