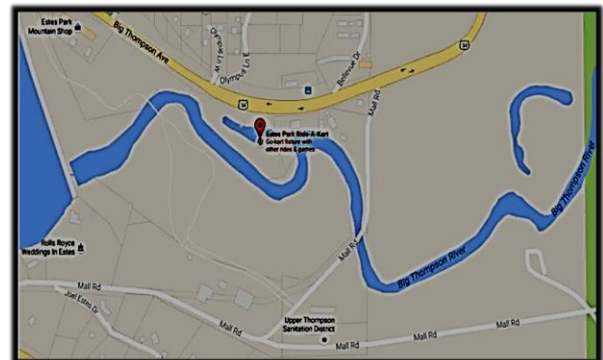


FOR SALE **Thriving Family Entertainment Center on Prime Development Site**

Estes Ride a Kart
2250 Big Thompson Ave Estes Park CO

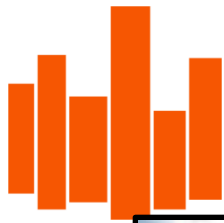


Buildings: 9 buildings approx 9,000 SF
Lot Size: 5.664 +/- Acres
Power: Estes Park City Power
Water: Deep water well plus seepage
irrigation system
Zoning: Commercial Outlying - Larimer Co
Access: Mall Road and US 34 (Big Thompson Ave)
Price \$3,250,000



- ❖ A unique opportunity to own and run one of the longest operating and up to date family entertainment centers in the region. Situated on 5.66 acres of pristine land on the east gateway to Estes Park. Buy and operate it, or redevelop this prime site. The center has been serving up summer smiles to families and Estes Park visitors since 1959.
- ❖ 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.
- ❖ The site abuts Department of The Interior open space land and is just east of Lake Estes on U.S. Highway 34. There are majestic views of the entire front range, plus 1,450' of frontage and access along the Big Thompson River.
- ❖ Rocky Mountain National Park is on track to top 4.5M visitors in 2016. More than half of those visitors 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 RIDE A KART



Featured Attractions

- **Estes 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
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