

FOR SALE



Restaurant/Event Venue

5450 Manhart Avenue | Sedalia, Colorado

Beautiful Victorian home built at the turn of the 1900's and converted into an elegant restaurant with additional seating, bar and kitchen square footage added over time. This property boasts both indoor and outdoor facilities making it a popular choice for weddings and other events.

Could also be used as a general retail location or a variety of uses such as distilleries, breweries, and wineries among others. Water supply to property is ample and a new septic system was installed in 2015.

County:	Douglas
Building Size:	6,630 SF
Parcel Size:	1.085 Acres
Zoning:	Commercial
Building Type:	Retail
Year Built:	1907
Parking:	Ample
SALE PRICE:	\$1,875,000

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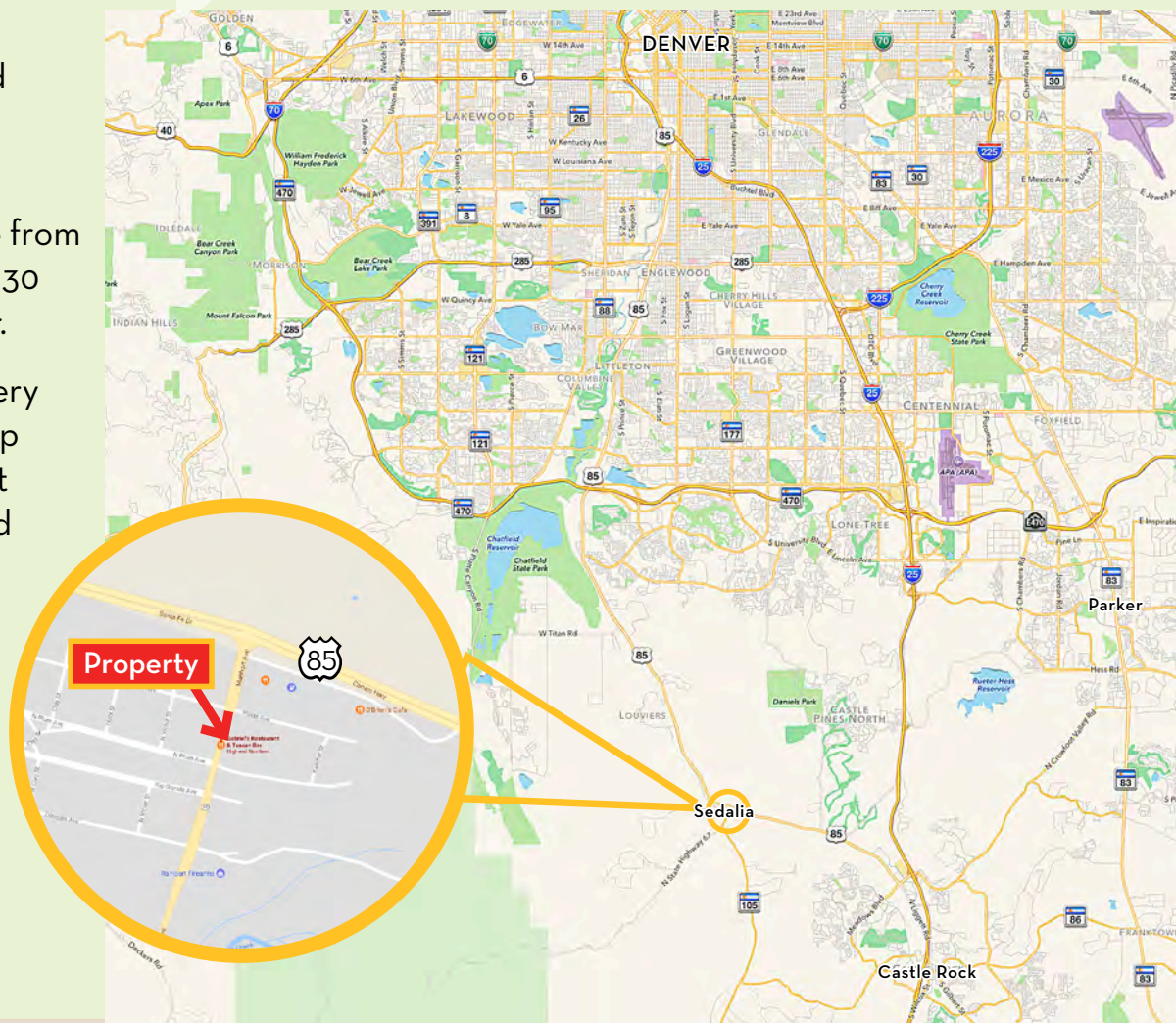


This cozy, old Victorian home was built by the pioneer mercantile founders, the Manhart family of Sedalia. Local folklore says it was built in 1889, but public records state 1907. The Manharts started their mercantile business in the 1860's, offering goods to the railroad workers and the cattle ranchers in the Sedalia area. After the birth of Mr. and Mrs. Manhart's twelfth child the back of the mercantile became too crowded resulting in the construction of their home. The family expanded to having thirteen children and the home remained in the Manhart family in one fashion or another until approximately 1975. It was originally converted to a restaurant in 1975. The current restaurant has been operating here since 1986.

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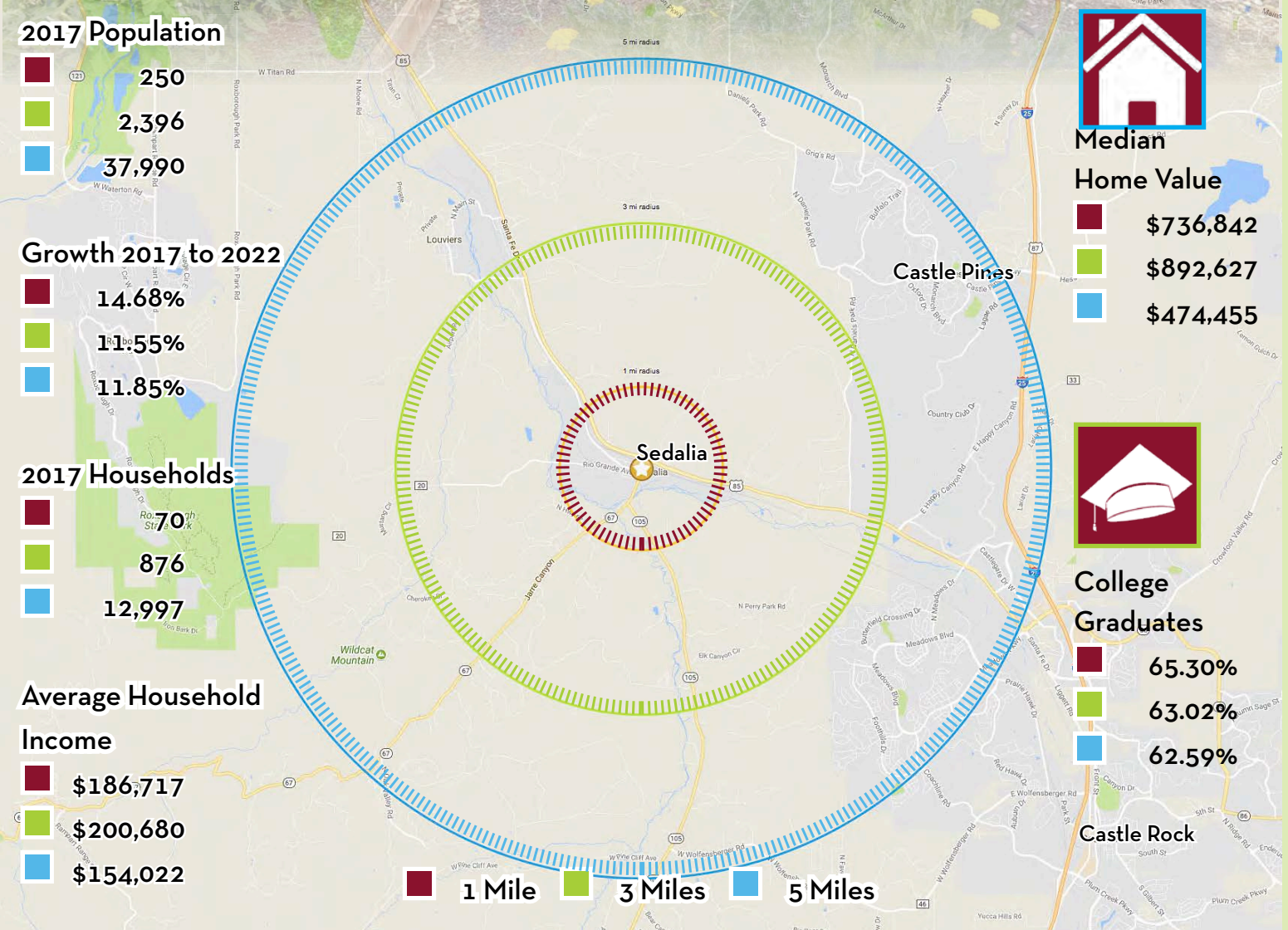
- Conveniently located between Denver and Colorado Springs
- It is a 20 minute drive from the Tech Center and 30 minutes from Denver.
- The property has a very large, paved, handicap accessible parking lot on the South side and a round-about drop-off area



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DEMOGRAPHICS



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Sedalia is an Historic Crossroads Community

Those traveling south on U.S. 85 toward Castle Rock or those looking for adventures in the Pike National Forest have to pass through Sedalia to get there. While new communities are being developed on either side of Sedalia, this tiny community has managed to keep many of its quaint qualities. Several older buildings and homes remain in the area and a few craft shops and restaurants are all within walking distance of the town's heart – the old rail line. The corner bar is also a favorite for motorcyclists making the scenic rides along the two thoroughfares.

Close to Denver, the location offers a perfect location for events, weddings, corporate meetings and many other uses.