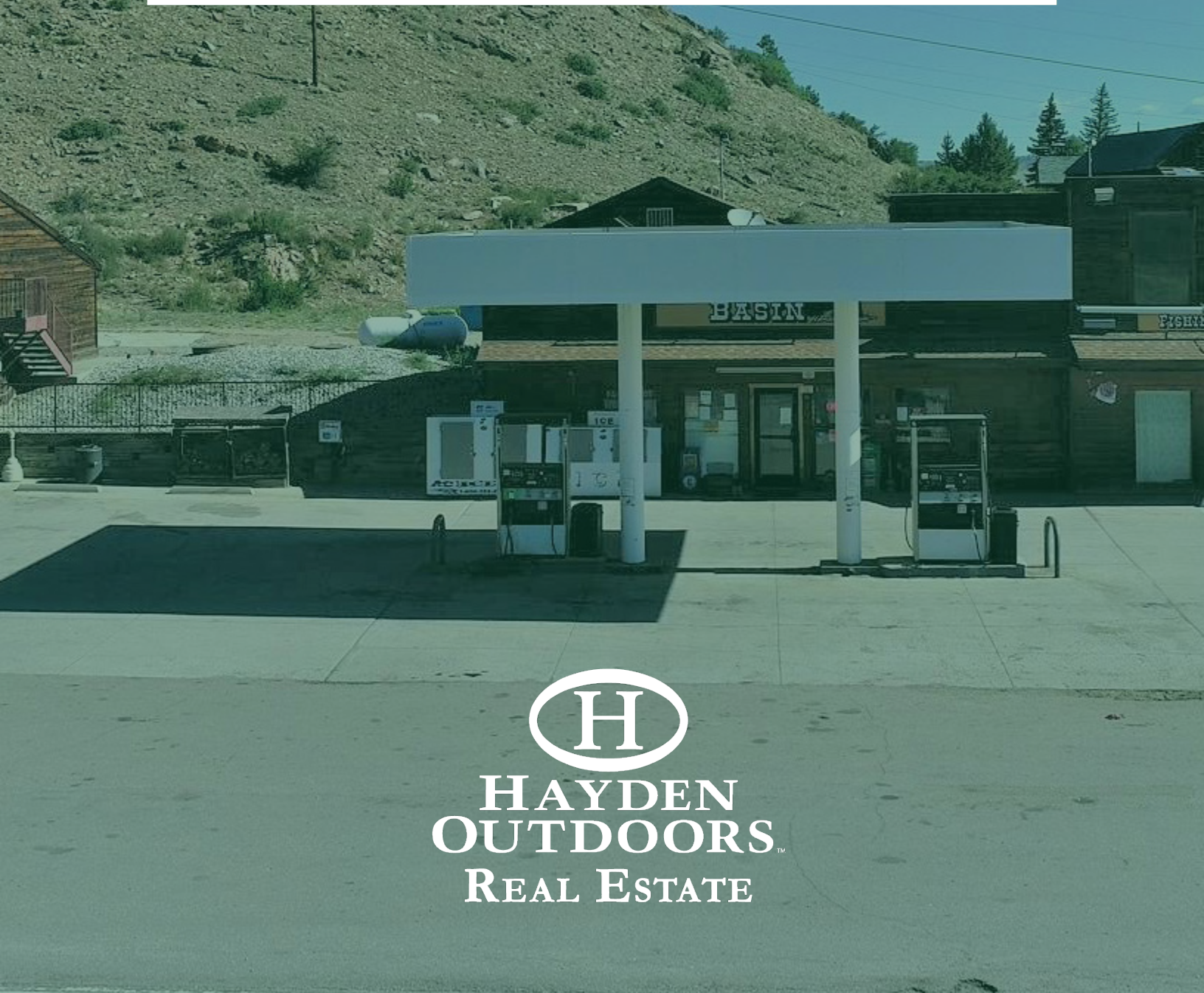


Badger Basin Country Store

PARK COUNTY, COLORADO

1.10 ACRES



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Property Summary

Price: \$1,950,000

Total Acres: 1.10

Closest Town: Hartsel

County: Park County

Activities And Amenities

ATV/Off Road

Boating/Sailing/Rafting

Cycling/Mountain Biking

Fishing

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Income Producing

Recreational Business

Land Details

Total Acres: 1.10

Deeded Acres: 1.10

Zoning: Comercial

Elevation: 8,800 Ft

Topography: Flat

Estimated Taxes: \$11,515.00

Source Of Lot Size: Assessor/Tax Data





Badger Basin Country Store

1.10 ACRES • \$1,950,000

Badger Basin Country Store is a highly profitable convenience store, gift shop and liquor store. Boasting an 8.5%+ CAP rate over the years. Centrally located in the heart of Colorado and servicing outdoor enthusiasts looking for many forms of adventure. The Badger Basin Country Store provides services for fisherman who enjoy Antero Reservoir, Spinney Mountain Reservoir and Elevenmile Reservoir, add Gold Medal river fishing in the Middle Fork of the South Platt and fishing opportunities abound. Summertime brings travelers from around the world to recreate in Central Colorado, and the Badger Basin Country Store is right on the way to provide what they want and need.

Upgrades have been made over the years with the latest being a Point of Sale system and the bathrooms in the store were remodeled in 2019.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



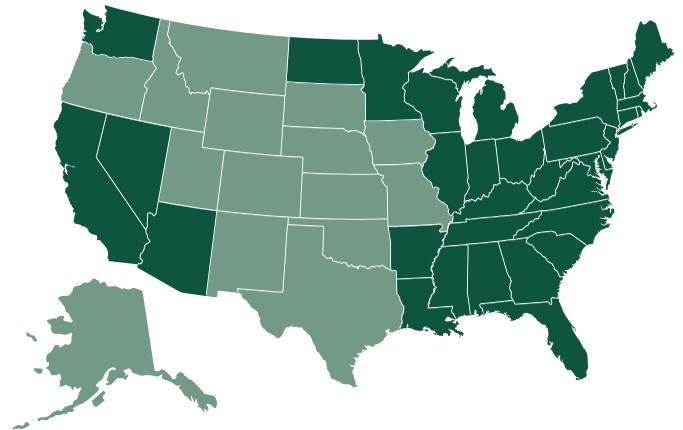
BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

HAYDEN OUTDOORS™

FARM, RANCH & RECREATIONAL REAL ESTATE

Hayden Outdoors, LLC is a family-owned and operated real estate brokerage that opened its doors in 1976, and is based in Windsor, Colorado. With over 100 licensed brokers, agents and staff across 15 states and growing, Hayden Outdoors is recognized as one of the largest land brokerages in the country. Hayden Outdoors has also been named as one of the “Best Brokerages” every year since 2011 by The Land Report Magazine and recently by the Inc. 5000 Fastest Growing Private Companies. Hayden Outdoors will continue to put down roots in areas that already border their current footprint and will bring its full real estate services to all states that align with the firm’s future strategic plans.

The team is composed of brokers and agents with experience and knowledge in their markets and an affinity to “Do what they say they will”. Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. Our agents know land because they are what the land has made them. We understand land, water, minerals and what is necessary to maximize value for our clients.



CO | WY | NM | KS | NE | SD | OK
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Brett Mitchell

BROKER ASSOCIATE

LICENSED IN CO

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THE BRAND THAT SELLS THE *Land*™

