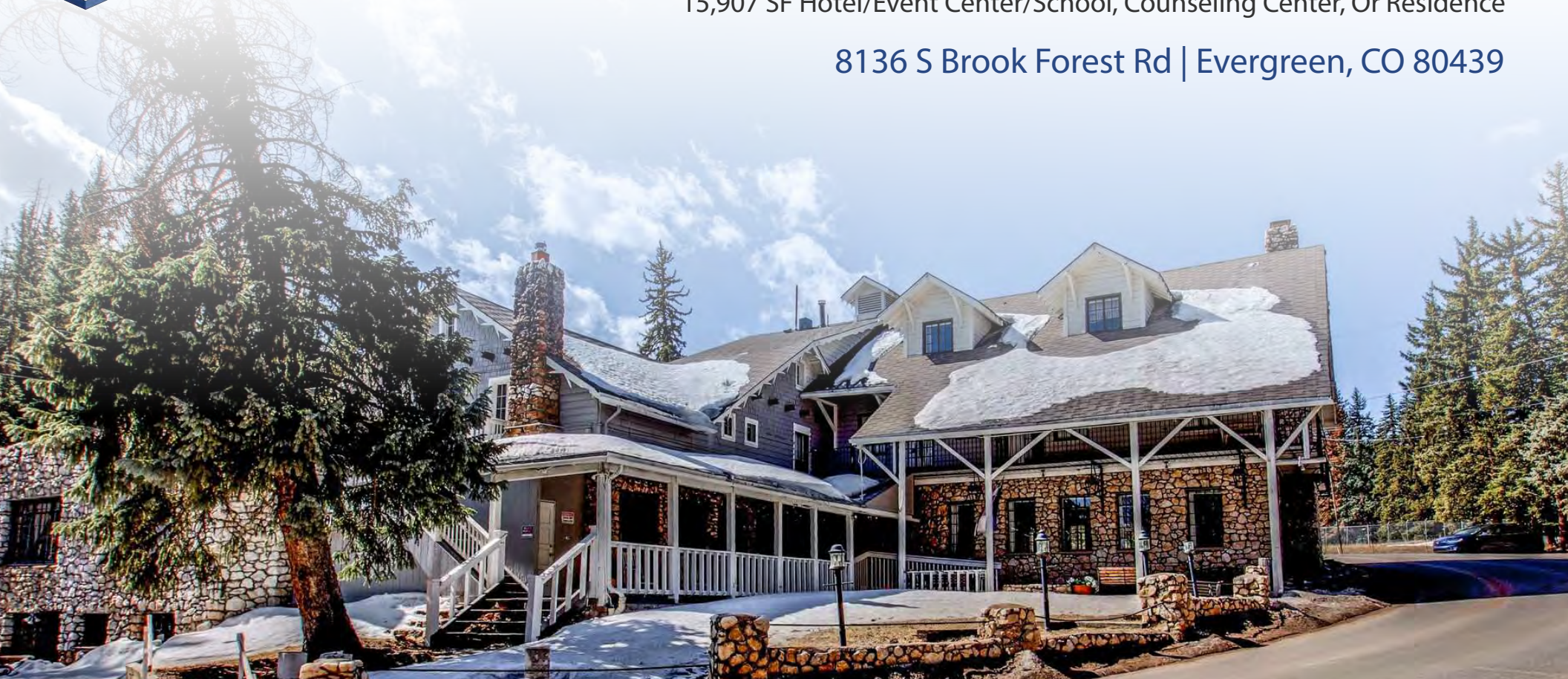




FOR SALE THE BROOK FOREST INN/EVENT CENTER

15,907 SF Hotel/Event Center/School, Counseling Center, Or Residence

8136 S Brook Forest Rd | Evergreen, CO 80439



Ideal For New Owner/User or Investor - Currently Used as VRBO & Wedding Venue

CONTACT:

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OFFERING SUMMARY

Sale Price:	\$2,485,000
Lot Size:	2.1 Acres
Building Size:	15,907 SF
City/County:	Evergreen/Jefferson
Rooms/Suites	16
Fire Sprinklers:	Yes - Fully (wet)
Year Built:	1909
Renovated:	2020
Zoning:	MR-1 & C1
Liquor License:	Possible
Taxes:	\$38,779 (2025)

PROPERTY OVERVIEW

Extremely rare offering, ideal for use as a country inn, event/wedding venue, corporate or religious retreat, school, group home, recovery center, multi-family, and more. The Historic Brook Forest Inn is listed on the National Register of Historic Places and features a commercial kitchen, large dining areas, full-service bar, banquet room, and 16 uniquely decorated guest rooms—each with a Jacuzzi or clawfoot tub, balcony, and mountain views. The property includes outdoor gardens with a brook, abundant private parking, fire sprinklers, updated HVAC, plumbing, boiler, and electrical systems. Located just 30 minutes from Denver and minutes from Downtown Evergreen. Built with rare Colorado Rose Quartz Stone.

PROPERTY HIGHLIGHTS

- Permissive Zoning allows residential & commercial uses, including counseling & recovery centers if desired.
- Just outside Downtown Evergreen
- Inhouse wastewater treatment plant, city water, all utilities
- Full commercial kitchen w/ grease trap, stove, hood/vent, coolers

Guest Room Overview

MEZZANINE FLOOR:

AMBASSADOR

2 room Suite with 2-person Jacuzzi Tub Shower, Balcony, King Bed and Queen Sofa Bed

MOLLY BROWN

2 room Suite with Claw Foot Tub Shower, Balcony and 2 Queen Beds

BABY DOE

2 room Suite with Claw Foot Tub Shower, Balcony, King Bed and Queen Sofa Bed

SECOND FLOOR:

MARQUIS

Mini Suite with Jacuzzi Tub Shower, Large Terrace, Separate Sitting Area and Antique Queen Bed

VALENCIA

King Bed with 2-person Jacuzzi Tub Shower

PRINCESS

King Bed with 2-person Jacuzzi Tub Shower

CHATEAU

King Bed with 2-person Jacuzzi Tub Shower

ROYALE

King Bed with 2-person Jacuzzi and Small Terrace

PARISIAN

Queen Bed with Claw Foot Tub Shower

THIRD FLOOR:**DE GOYA**

Queen Bed and Day Bed with Shower Bath

BAROQUE

Double Bed with Shower Bath

BORDEAUX

Queen Bed and Day Bed with Shower Bath

FRANCISCAN

Small Room with Double Bed and Shower Bath

CHERUB

King Bed with Shower Bath

VERSAILLES

Queen Bed and Day Bed with Shower Bath

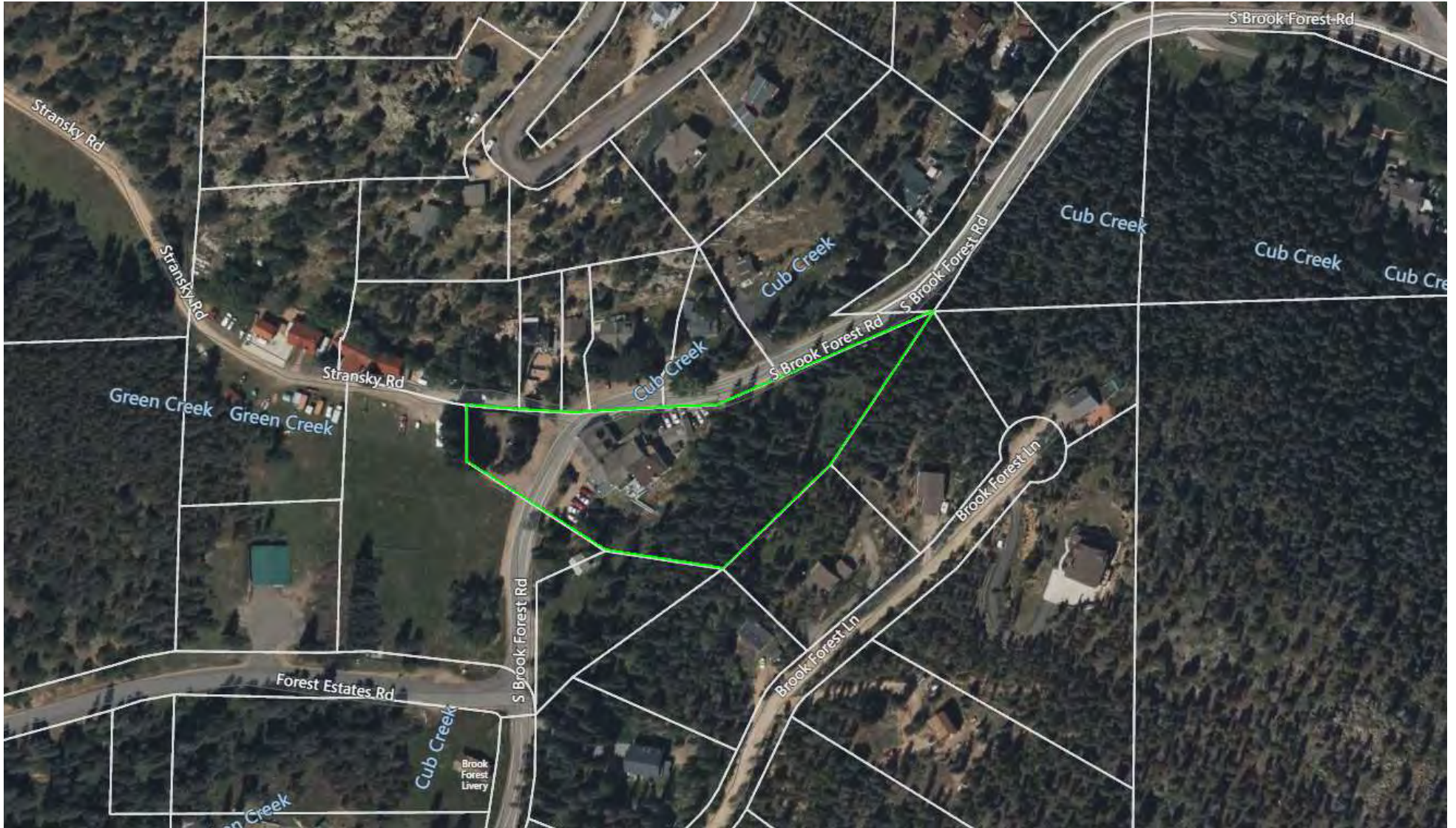
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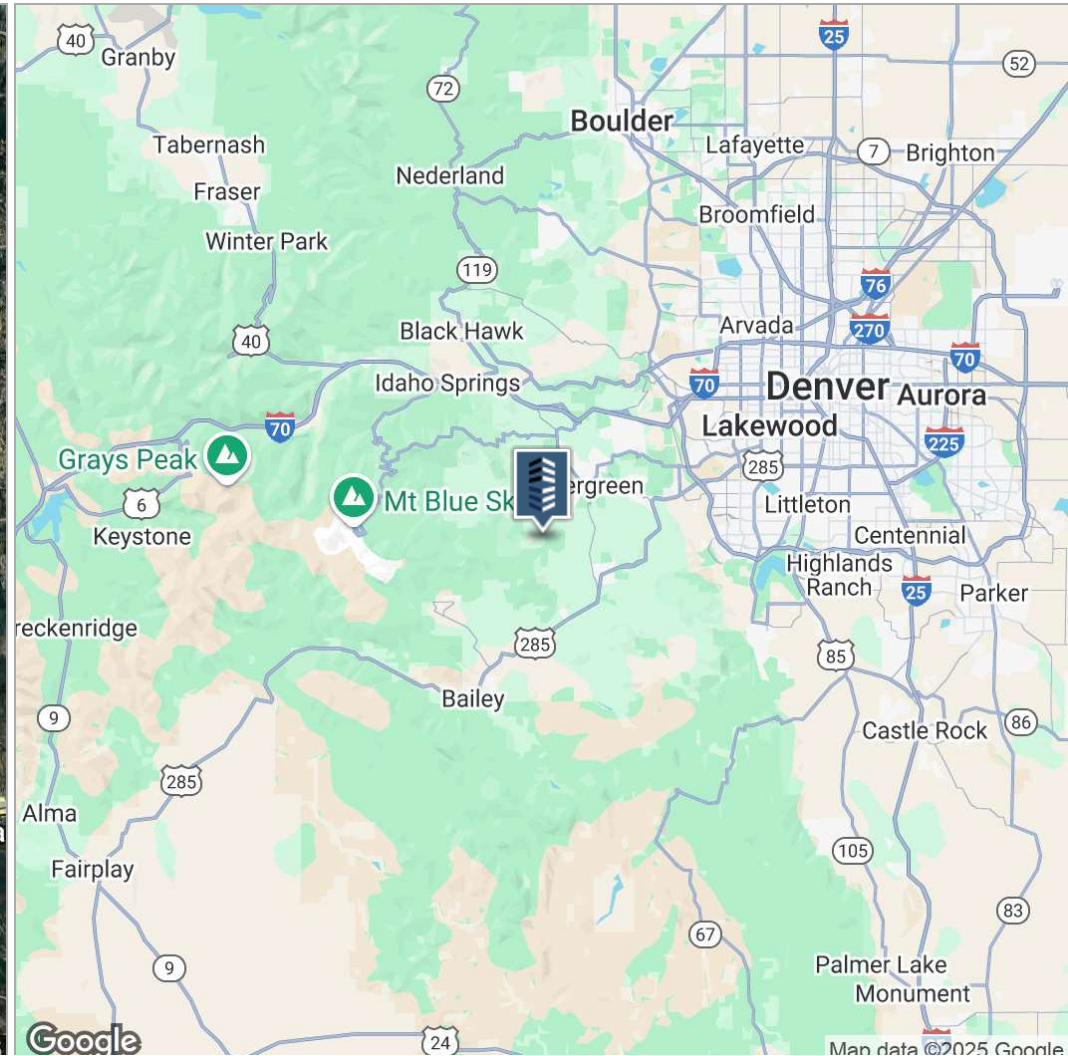
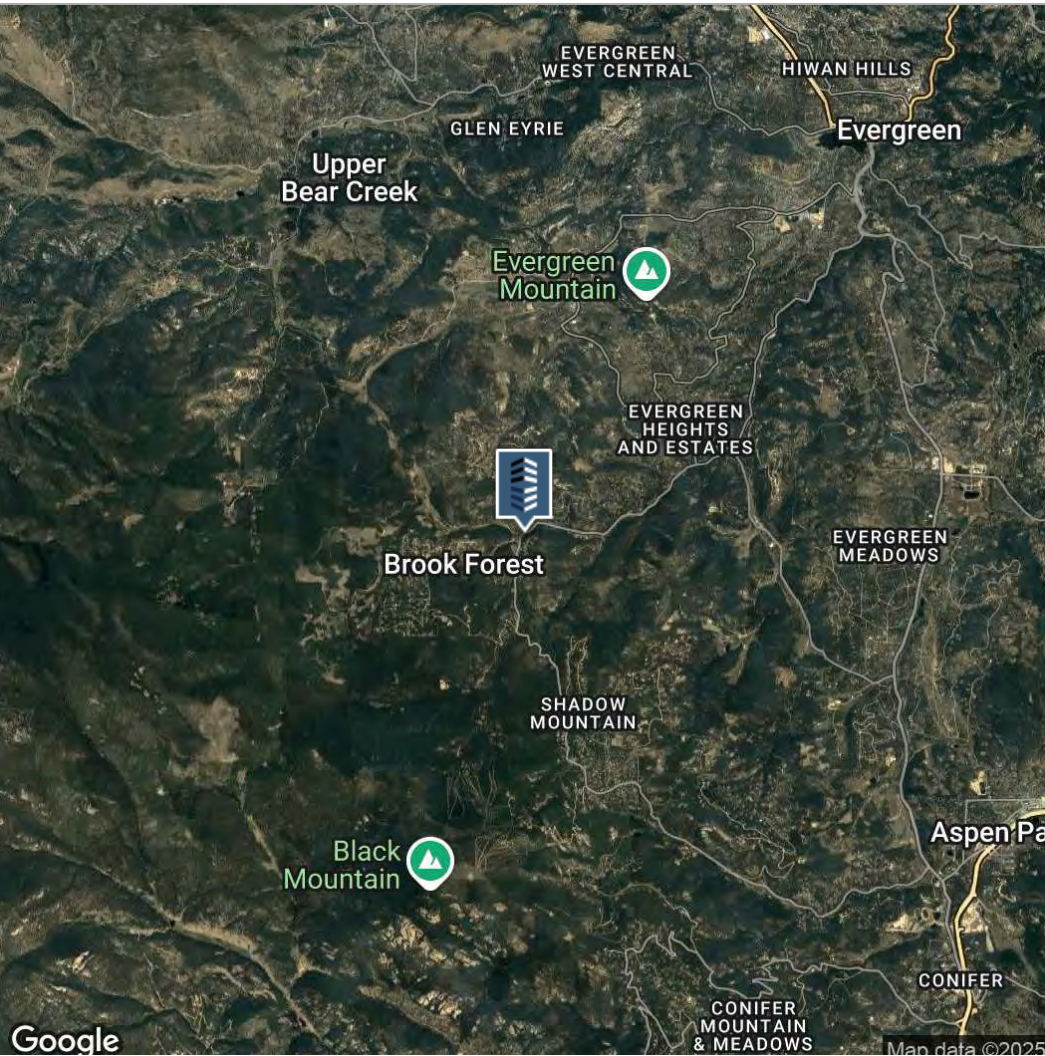
King Bed with Extra Large Jacuzzi and Separate Shower Bath











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