

THE SECRET GARDEN

Rare Find in Old Colorado City

This incredible, centrally located property is made up of 4 separate lots, totalling 1.4299 acres, all pulled together to create a stunning and memorable wedding venue, event garden, a rental home and so much more.

Ideal For:

- * Weddings
- * Micro Festivals
- * Wine Tasting
- * Brunch Gatherings
- * Celebration of Life
- * Graduation
- * Onsite Painting Classes
- * Quinceañeras
- * Outdoor Lecture Hall
- * Award Ceremonies
- * Company Meetings
- * More

Offered At:

\$950,000.00

 **REMAX**
REAL ESTATE GROUP

Listing Agent
Dave Kaercher
(719) 331.5307
dave@buycolorado.com



Key Features:

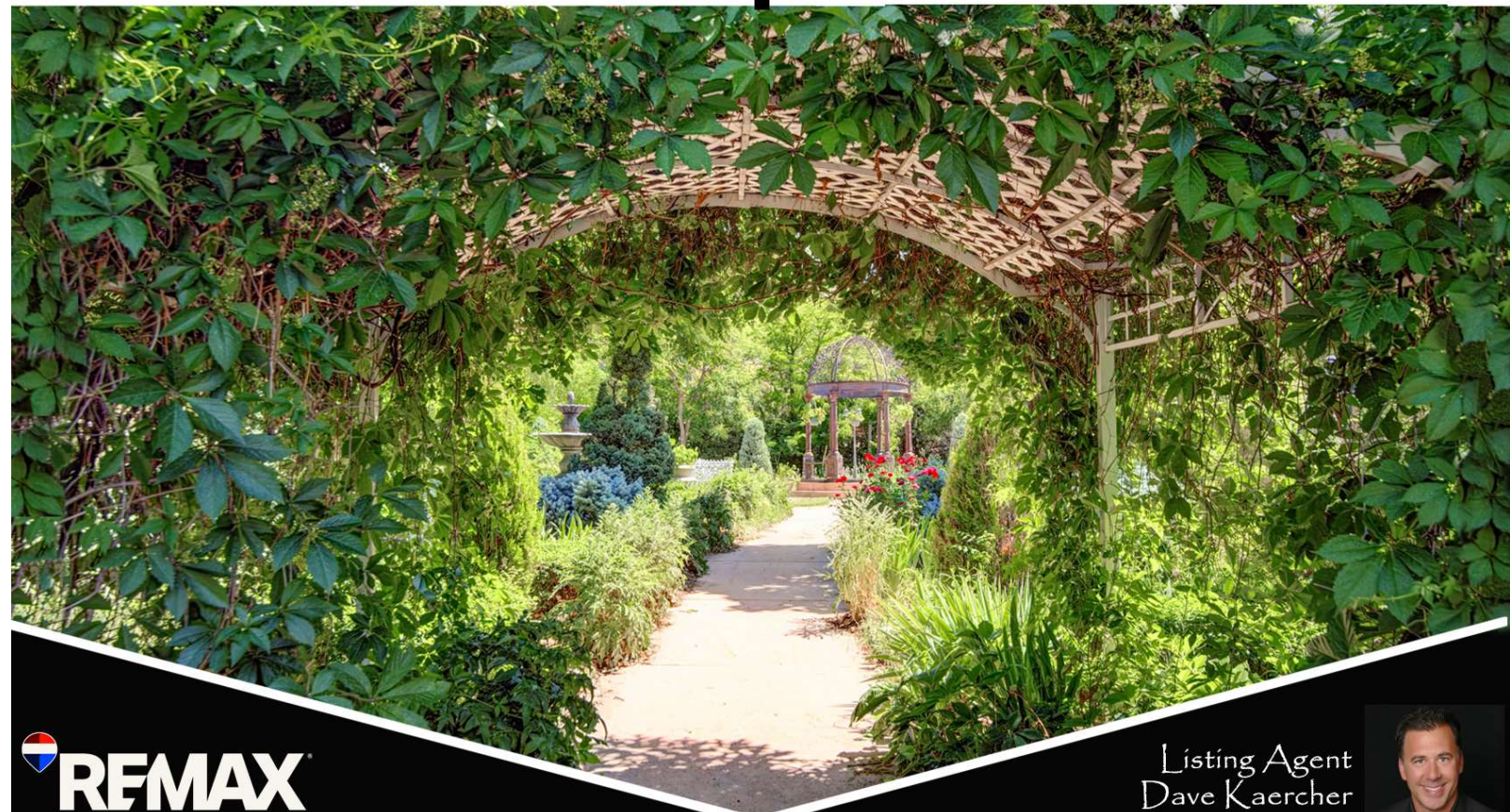
Four Lots Included
Established Event Center
Multiple Mature Gardens
Transferable Liquor License
Beer
Wine
Spirits
Easy Access to:
Attractions
Restaurants
I-25 and US-24
Accommodations
Two Lots Zoned M1,
Two Zoned R2, UV.
Rental Home
Currently Occupied.

Rental:
\$1350.00 monthly
Tenant pays utilities
Currently within a 1 year term

Wedding Venue:
Venue operates between May
and September.
Hosted up to 45 events per season
Additional revenue from rentals
and alcohol sales

For more specific financial information,
Please contact the Listing Agents.

Financials:



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Properties:

420 South 19th Street - The Secret Garden



.3857 Acres. Zoned M1, CU, SS. Features: Entrance, Wine Garden, Greenhouse, Bridal Suite, Restrooms, Gardens, Paths, Storage.



0 Woodbine Avenue - Rear of The Secret Garden



.3306 Acres. Zoned M1, CU, SS. Features: Reception Area, Food Bar, Beer Hut, Storage, Pathways, Circulated River, and Gazebo



1826 Woodbine Avenue - Rental, Chapel, Parking Lot



.3555 Acres, Zoned R2, UV, SS. Features: 1254 sqft Rental Home, Chapel with Enclosed Garden, Parking Area for 30+ vehicles



1827 Sheldon Avenue - The Parisian Garden

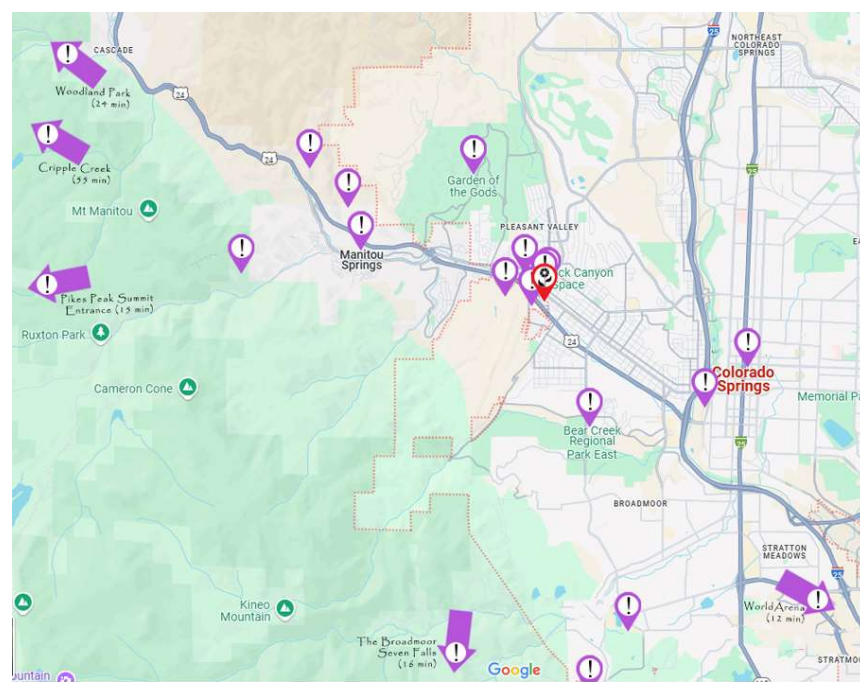


.3581 Acres, Zoned R2, VU. Features: The Iron Arch, Dual Garden Entrances, Open Space for Seating/Services, Hidden Bences



Attractions:

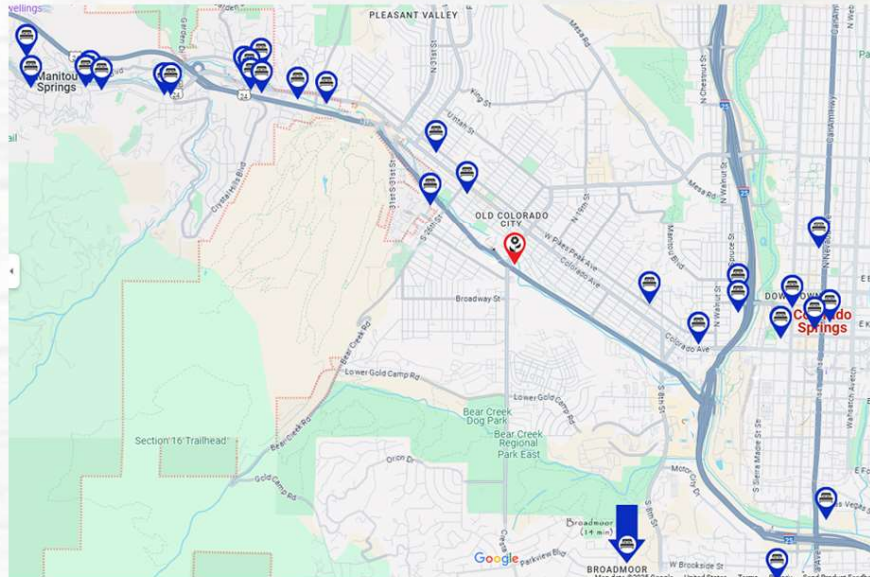
Old Colorado City
Ghost Town Museum
Michael Garman Museum and Gallery
Rocky Mountain Chocolate Factory
Red Rocks Canyon Open Space
Bear Creek Regional Park
Garden of the Gods
Manitou Springs
Manitou Cliff Dwellings
Manitou Incline
Olympic and Paralympic Museum
Cave of the Winds
Downtown Colorado Springs
The Broadmoor Hotel
Cheyenne Mountain Zoo



Near By: The Broadmoor World Arena (12 minutes), Pikes Peak Summit Entrance (15 minutes), The Broadmoor Seven Falls (16 minutes), Woodland Park (24 minutes), Cripple Creek (55 minutes)

Accommodations: (Key Locations)

Old Town Guesthouse Bed & Breakfast
Holiday Inn Express and Suites
The Antlers
Hilton Garden
The Broadmoor Hotel
Kinship Landing
Holden House 1902 Bed & Breakfast
Garden of the Gods RV Resort
Days Inn
Quality Inn
Timber Lodge
Spur and Lace Inn Bed & Breakfast
Fountain Creek Campground



Additional lodging options, including Hotels, Motels, Resorts and Spas, Bed and Breakfasts, RV Parks, and Campgrounds

Restaurants/Breweries:

South Park Brewing, Carlos Bistro
Colorado Mountain Brewery
Alfonso's Mexican Food, Thunder and Buttons II
ASR Flying Arrow Eatery, Pub Dog Colorado
Los Carnals Mexican Food, Snowfox Sushi,
Colonel Mustard's Sandwich Alchemy,
Wimberger's Old world Barkery, Subway
OCC Brewing and Restaurant, Mother Muffs,
Front Range BBQ, Slice 420, Subway
Jake & Telly's Greek Taverna, Monse's Pupuseria
Susie's Westside Cafe, Uptown Bar and Grill,
Coal Mine Dragon, Factory Gourmet,
TAPateria, Ruby's, Base Camp Restaurant,
Many, many more.

