

## Spices on the green

48680 Snead Dr. Burlington CO 80807

**Description:** Free standing building housing Bar, restaurant and event center. A turnkey opportunity located in a beautiful fast growing Kit Carson county Colorado. A local favorite with great reputation for excellent food and service featuring the steak and seafood menu serving patrons from Kansas (19 miles) and locals.

**Business Summary:** Rare opportunity to operate Restaurant and Bar situated in a golf course with Real Estate. Enjoy absolute country living and command an exceptional living by catering exclusively to city golf course and general public. Facility include 16,000 square foot with seating capacity of 450. Ideal for banquets, weddings, holiday gatherings and special occasions. Commercial kitchen with 2 full bars, dance floor, 4 commercial bathrooms and 2 possible bathrooms. The rental of pro shop brings in \$900.00 per month rent for 6 months.

### **Real Estate Summary**

Situated in a 3.9-acre pristine golf course. Free standing building with 16,000 square ft. The entire building of two levels totaling 16,000 comprising receptions of 450 seats, 2 full bars. Detached house with 1,600 square foot has 3 bed room and 2 bath with own well water.

**General Information** Attributed to the romance of country living, this area is experiencing tremendous growth and development. 3 new national hotels built in 1 year.

**Market Outlook / competition:** Current operator has scaled down due to health issues. Great income potential by extending the operating hours and adding additional wedding booking.

**About the sale:** Seller will provide adequate training and transition.

**Financial Summary :** Annual Sales 300k. Net Profit: 200 K, FF & E: 70,000 included in the price. 5 employees.

**Price: 850,000 plus inventory 50,000.**

Contact **Mathew Abraham** 303-359-7868

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