



# Jerry Baker

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Presented by  
**Black Hawk Real Estate**

## 1 Dostal Alley Micro Brewery & Casino



### 1 Dostal Alley & 114 -116 Main Street, Central City, CO 80427

\$3,200,000	0% Occupancy
5,502 SF Bldg	3 Stories
\$581.61 Price/SF	Built 1874
Special Purpose	25,004 SF Lot
Special Purpose (Other)	

- Award Winning Micro-Brewery
- Famous Gambling Hall on 2 Levels with 64 Devices
- Complete Full Service Restaurant
- Two Full Bars
- Huge Contiguous On-Site Parking Lot with Valet Attendant Building
- Includes 6 City Lots

Premium Turnkey Award Winning Micro-Brewery, Famous Gambling Hall on 2 Levels including Direct Walk-Out to Parking Lot and Walk-In from Main Street, Two Bars, Complete Full-Service Restaurant, and Huge Rear Parking Lot with Valet Attendant Building. Asking Price for this Complete Turnkey Business is for a limited time only. Sellers are considering selling the Micro-Brewery as a separate business component. Act Now! Dynamic 5 Businesses-In-One Opportunity with a Long, Established, & Loyal Client-Guest Base! Includes a 2nd Level Apartment that is presently being used as storage with 1,834 SF. Complete with Credentialed Award Winning Beer Medals and Awards and 64 Devices.

## 2 Coyote Liquors & Gold Dust Convenience Store



### 5312 Highway 119, Black Hawk, CO 80422

1,250 SF Available	1,250 SF Leasable
\$2 /SF/Month	Built 1980
Retail	3,420 SF Lot
Specialty Center	Zone Desc: Commercial Retail
1,250 SF Bldg	

- \$150,000 plus inventory (5 Year Business Lease with Options)
- Great Supporting Financial's for Gross Receipts
- Ready-for-Lease
- You pay only for Electricity and Business Liability Insurance.
- High Volume State Highway Frontage Just Before the City of Black Hawk
- Great Mark-Up Income

Gem Location Liquor & Convenience Store For Sale just outside the City of Black Hawk on State Highway 119 just before the gaming district. Unequaled 16,000 Average Daily Car Count & High State Highway Visibility including 8 Parking Spaces. Business Lease buys you both businesses for \$150,000 plus inventory. This business opportunity is available only for a very short window and will not last. Stunning Financials provide High Existing Profits for an Established Business with Goodwill and even more potential for the New Owner. Very Affordable Business; you will not find a more profitable business at this price. Coyote Liquors and Gold Dust Convenience Store offer Generous Business Receipts and Income. Call today for your personal, confidential tour and interview.



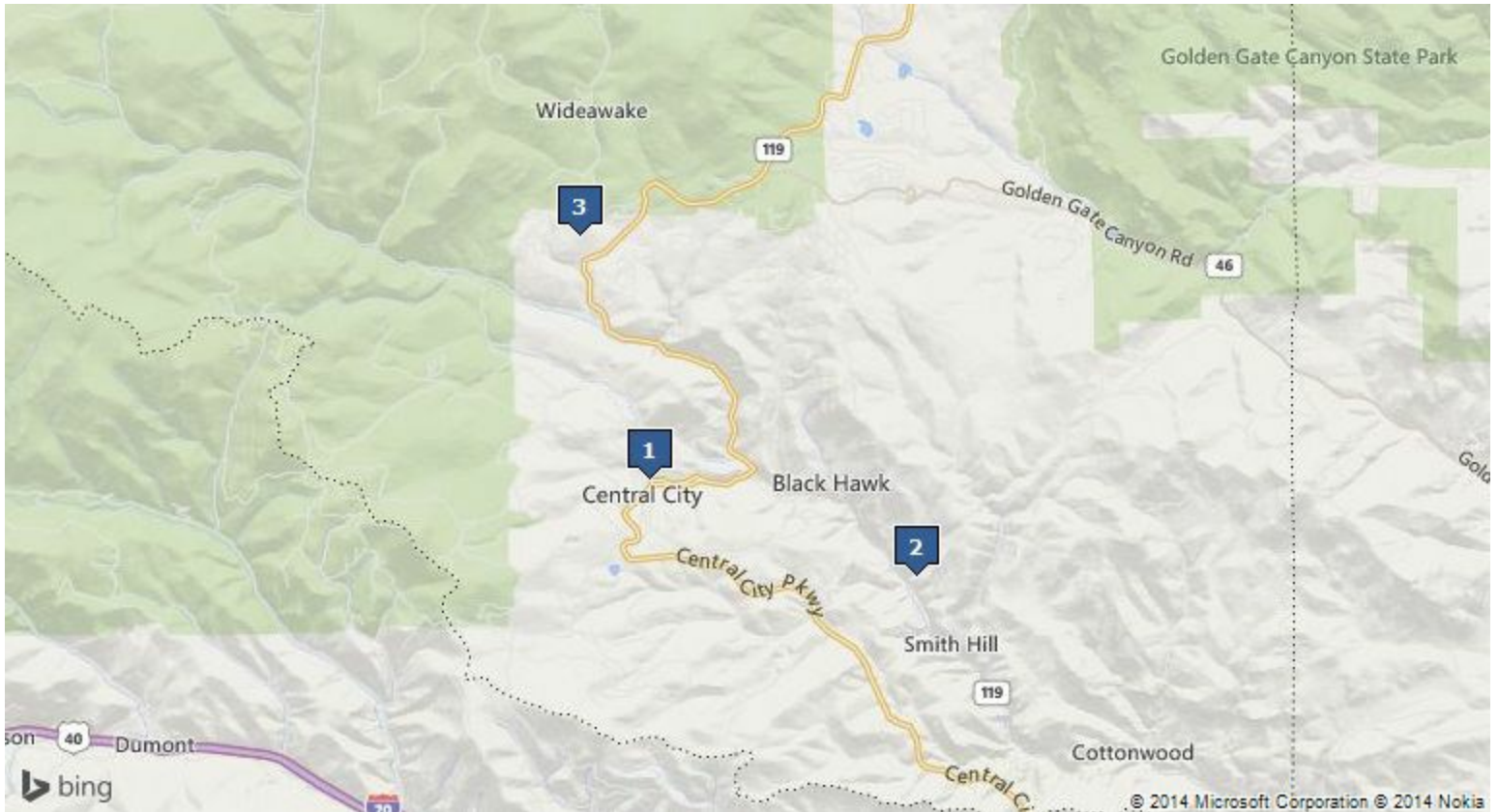
**8 Dill Pickle Place, Black Hawk, CO 80422**

\$677,499  
 5,236 SF Bldg  
 \$129.39 Price/SF  
 Special Purpose  
 Special Purpose (Other)

10% Cap Rate  
 100% Occupancy  
 2 Stories  
 Built 2001  
 8.04 AC Lot

- High Demand Training Center
- Must See Amenities
- Big Upgrades
- 2 Levels for Corporate Meetings and Training
- Lush Meadow and Outdoor Seating
- High Speed Internet Ready in Every Room

Stunning Training Center with Expansive Lobby, Conference & Meeting Rooms, Offices, Work Stations, IT Room, Library Reference Room, Storage Rooms, 4 Bathrooms, 5,236 SF of Office Space, Window Views and Walk Out Doors. Rare 5 Star Gem Estate Ranch in Redwood & Stone, located in coveted Paradise Valley Estates, and boasts appointed expansive upgraded imported light fixtures, tile and hardwood flooring, upgraded granite, corian & tile counter-tops, rooms with generous tall/deep custom maple cabinets, custom wood base & trim, get lost in custom closets and two storage rooms, 6 walk out doors to master suite and fireplace, grand room, flex/meeting room, exercise room, entertainment room, electronic shades, natural sky lighting, gigantic custom decking, lighted stairs, flagstone patio, walkways, & driveway; complete with spa, sauna, pond, s'mores pit and outdoor seating on level landscaping and grounds, wind features, three 8 foot garage doors, classic storage building, lake and back range stunning views on over 8 acres of lush meadows and rock outcroppings, create a natural secluded private estate and grounds with beauty and classic style you must see.



Property Address

Price/Rental Rate

Property Type

Subtype



1	1 Dostal Alley & 114 -116 Main Street, Central City, CO	\$3,200,000	Special Purpose	Special Purpose (Other)
2	5312 Highway 119, Black Hawk, CO	\$2 /SF/Month	Retail	Specialty Center
3	8 Dill Pickle Place, Black Hawk, CO	\$677,499	Special Purpose	Special Purpose (Other)