

Spices on the Green

2.78 Acres | Kit Carson County, CO | \$850,000



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Activities & Amenities

Development Potential

House/Cabin

Income Producing

State Hunting Unit: 109

Land Details

Address: 48680 Snead Drive,
Burlington, Colorado 80807, USA

Closest Town: Burlington

Total Acres: 2.78

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Multiple Uses

Elevation: 4120

Include Business?: Yes

Estimated Taxes: \$3,463 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Mobile

Finished Sq. Ft.: 1456

Basement: None



About This Property

Discover a rare opportunity to acquire the turnkey restaurant “Spices on the Green,” nestled within the picturesque Burlington Golf Club in Burlington, Colorado. This esteemed establishment combines the charm of a 14,000 square foot building with the convenience of an on-site residence, offering a seamless transition for aspiring restaurateurs or seasoned investors. The business as well as the land and improvements are being sold together.

Land

This property is nearly 3 acres that includes fully paved parking lot.





Improvements

The fully operational restaurant is 14,000 square feet and has plenty of room for special events and also boasts living quarters for owners, managers or staff members. The parking lot is fully paved and the property has it's own well.

General Operations

Key Features:

- **Location:** Situated within the esteemed Burlington Golf Club, the restaurant enjoys a prime location with scenic views and a tranquil atmosphere.
- **Building:** Spanning 14,000 square feet, the restaurant boasts ample space for dining, events, and private gatherings, enhancing its appeal for a variety of uses.
- **Turnkey Operation:** "Spices on the Green" is fully operational and includes all necessary equipment, furnishings, and licenses, ensuring a smooth transition for new owners.
- **On-Site Residence:** The property features a convenient on-site residence, providing living quarters for owners, managers, or staff members, thereby enhancing operational efficiency and comfort.





Additional Highlights:

- **Established Clientele:** Benefit from an established clientele base drawn from both local patrons and visitors to the golf club.
- **Scenic Views:** Enjoy panoramic views of the golf course, creating a serene ambiance that complements the dining experience.
- **Expansion Potential:** The expansive building layout offers potential for future expansions or additional revenue streams, such as hosting special events or catering services.

Investment Opportunity:

Whether you are looking to enter the hospitality industry or expand your portfolio, "Spices on the Green" presents an unparalleled opportunity in Burlington, Colorado. With its unique blend of location, size, and operational readiness, this turnkey restaurant promises a rewarding investment in both lifestyle and business.





Region & Climate

Eastern Colorado plains.

Location

Situated within the esteemed Burlington Golf Club, the restaurant enjoys a prime location with scenic views and a tranquil atmosphere. Burlington is home to 3,200 people and is the largest community in Kit Carson County.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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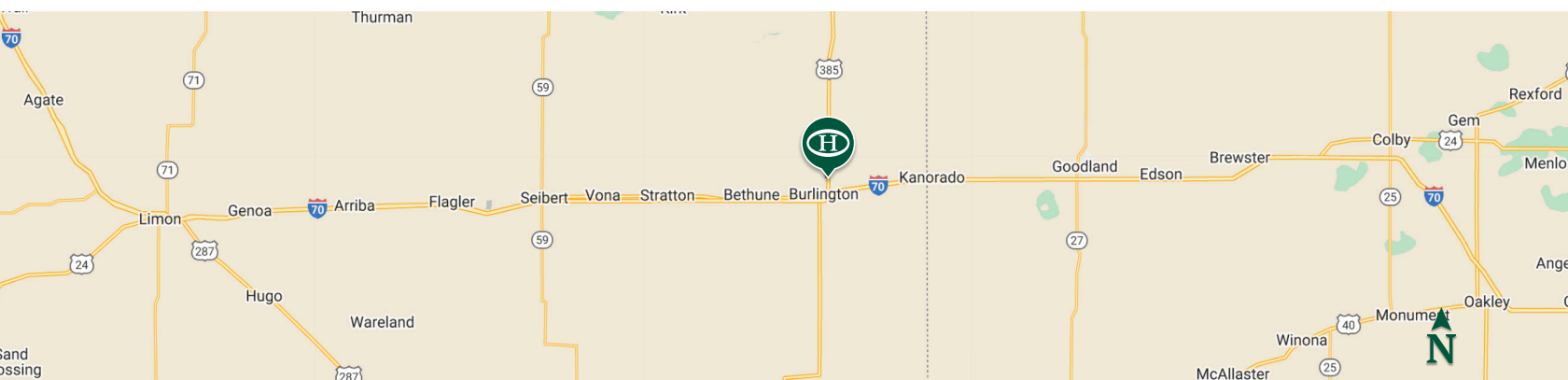
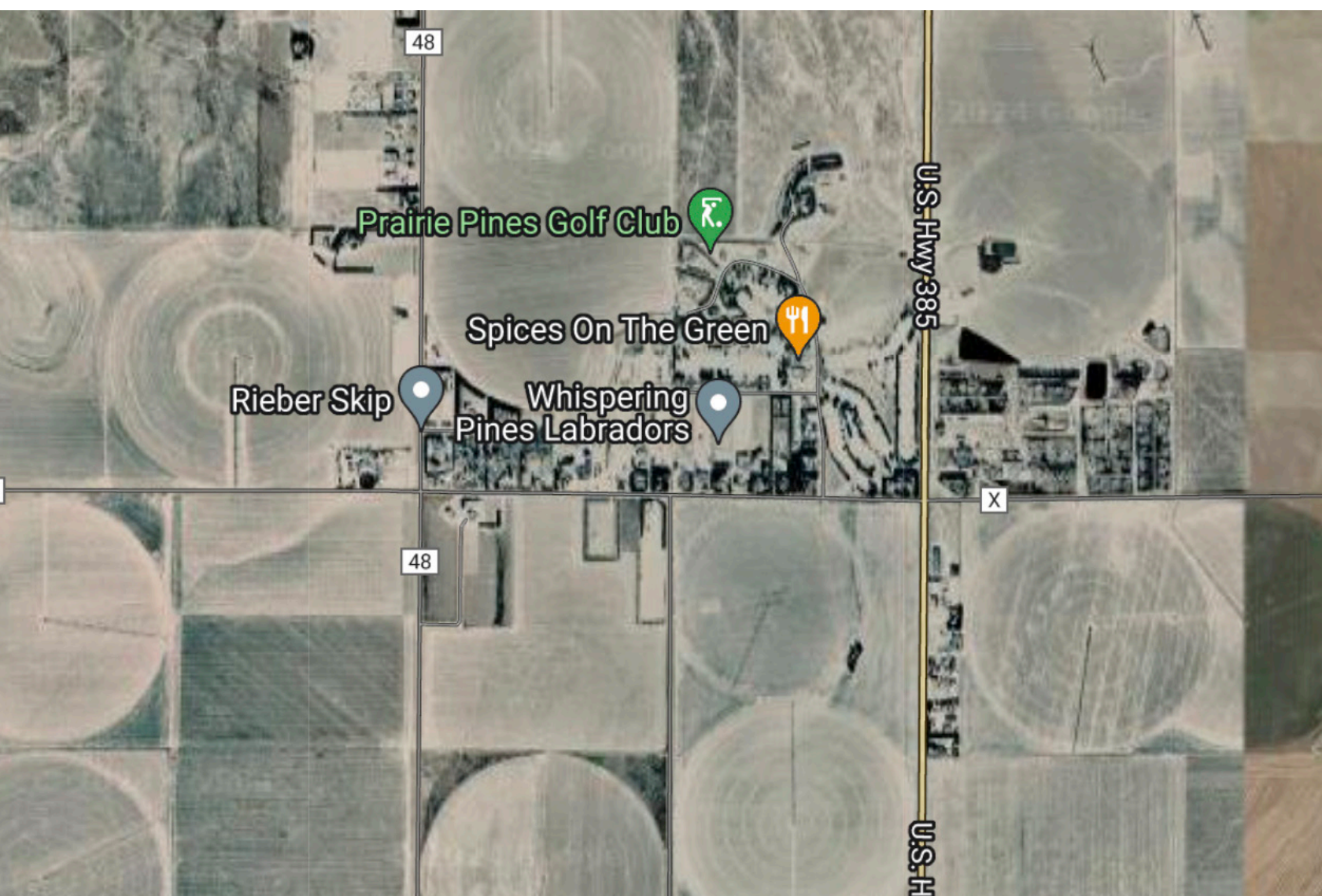


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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