

BUSINESS SUMMARY

Profile No. RE-0883

- TYPE:** Outdoor Attraction with real estate for expansion.
- LOCATION:** Colorado
- OVERVIEW:** This business provides tourists and travelers with a fantastic interactive experience into the history of the area. The approximately 36 acres could be redeveloped with a complimenting outdoor amusement such as a water park or a hotel motel type complex suitable for conferences.
- HISTORY:** Developed and built in 2016 by the current owners, the business is highly visible with an excellent location. The entire attraction contains museum type pieces, outdoor setups for children and adults as well as a gift shop and eating facilities.
- REASON FOR SALE:** The business needs a seasoned amusement marketer that can promote the business properly.
- FINANCIAL DATA:** This business is operating at just under break even at 33,000 visitors a year, prior to Covid the business was hoped to reach 50,000 visitors.
- ASKING PRICE:** \$3,600,000
- ASSETS:** Fair market value of assets including real estate \$4,891,495.
- Future Potential:** The area receives about 350,000 visitors annually and is known for whitewater rafting, rock climbing, hiking, hunting and snowmobiling. This attraction is open 10 months of the year and is a favorite of children and adults alike. This attraction would make a fantastic add-on for an established operator that can properly market the park with or without their existing business. The extra land is also an exciting opportunity and could be developed as a complimentary business such as a hotel, restaurant, RV park, Tiny Home cabins, inflatables or sold to a developer for a totally different use.

