

## **For Sale - Ride-A-Kart and Cascade Creek Miniature Golf Seasonal Family Entertainment Center (FEC)**

**Estes Park Colorado – Gateway to Rocky Mountain National Park**

[www.rideakart.com](http://www.rideakart.com)

[2250 Big Thompson Ave. Estes Park, CO 80517](https://www.google.com/maps/place/2250+Big+Thompson+Ave,+Estes+Park,+CO+80517)

**Contact Debi Coleman for more information: (970) 390.1317**

- Family owned and operated since 1959 with a longtime loyal customer base
- Facility completely upgraded in 2002 with room to expand
- 5.634 acres bordering over 1/3 mile of protected river frontage
- 1000 ft. of Highway #34 frontage at the northeast entrance to Estes Park Colorado
- Views of the continental divide and Rocky Mountains including an unobstructed view of the iconic 14er – Longs Peak
- Easy access with plentiful paved and gravel parking spaces for 60+ cars and huge traffic counts
- Average seasonal attendance for the last ten years has been approx. 75,000 guests – FEC is extremely busy each year from mid-May through mid-October
- Fully fenced landscaped and irrigated with excellent infrastructure throughout the property
- Maintained profitability while simultaneously sustaining and/or upgrading assets

### **Featured Attractions:**

- 22 J&J sidewinder Go-Karts (all double capacity), with 1,000 feet of Grand Prix concrete track with rails and a digital Kartrol speed control system installed in 2002
- Cascade Creek Mini Golf (2 x 18 hole Mini Golf courses built by COST of Wisconsin) inclusive of waterfalls, caves, ponds, two man-made streams, and Big Thompson riverfront holes
- 12 Ride Development (Eyerly) Krazy Bumper Kars and 1,120 sq. ft. (28' x 40') stainless steel flooring
- 20 J&J Buddy Bumper Boats (all capacity of 1 adult and 2 small children) in a 200' x 75' pond inclusive of a tunnel/waterfall feature maintained by three sand filters
- Casey's Silverstreak Train (Miniature Railroad): 12 gauge train (12 inch track) with 1/3 mile of track passing thru a tunnel, canyon and by western "tiny town"
- Water Wars: 4 interactive water balloon launching stations
- Batting Cages: 4 batting cages each with baseball and softball speeds from 25 - 70 mph
- Rebound Xtreme Trampolines: 4 extreme trampolines (bungee trampoline attraction)
- Cascade Arcade: arcade games rotated annually by external supplier - 4 lanes of basketball and 4 lanes of Skee-Ball owned and maintained
- Munch Kart providing prepackaged foods, drinks and hot/cold treats - 20 seats covered and 12 seats uncovered

### **Buildings and Equipment:**

- Nine buildings, including five major structures for operations, food service, restrooms and maintenance
- All equipment continuously and annually maintained with enough extra parts in inventory to insure uninterrupted business operation

Estes Park is located approximately 70 miles northwest of Denver at 7,522 feet above sea level. Majestic views span in every direction, along with memorable experiences you expect from a Colorado mountain town. Visitors return year after year to enjoy gold medal fishing rivers, classic peaks, fertile and glaciated valleys dotted with wildlife, plus Estes Park's treasure – a National Park. Rocky Mountain National Park, home to 300 miles of hiking trails directly borders Estes Park to the west. Reporting over 4.5 million visitors in 2016, the area is expected to grow to at least 5 million visitors in 2018.

A separate 2.135 acre parcel located across Hwy. #34 from the business also available for purchase and zoned commercially. Own the northeast entrance to the Estes Park valley!