

# BROKEN ARROW RESORT



7528 US Highway 50  
Howard, Colorado 81233

RV Park - Motel - Cafe

Commercial Property - 7.53 Acres, including:

- Café - seating 32 inside and 8 outside - 1200 SF plus Full basement and 400 SF plus pantry
- Motel - Six rooms plus Owner Quarters, Motel/Campground Office - 2216 SF plus Laundry
- RV Park & Campground - 14 full service RV Sites with full Hook-ups, many are drive through
- Other - Two wells, A share of Twin Lakes Water, Two Septic tanks and Leach Fields
- More - Room for growth, three entries from Highway 50 with 852 feet of Frontage.
- Utilities - Electric by Sangre De Cristo Electric, Propane by Deluca Gas, Telephone by Centurytel and High Speed Inet by RidgeveiwTel.

This is a perfect "Mom & Pop" operation, currently grossing over \$149,000 per year with anticipated continue grow.

Great business opportunity - Priced at \$495,000, Some owner financing available

Call 719-942-3450 or email [thebrokenarrow@co-isp.com](mailto:thebrokenarrow@co-isp.com) for more information.