



**24 BIG SPRINGS DR.
RESTAURANT/
MULTI-USE
FOR LEASE
NEDERLAND, CO**



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Flexible SF

Charming, rustic restaurant/ multi-use space currently under renovation with multiple dining rooms and full bar. Smaller stair case being built with beautiful stone wall; higher elevation. ADA-compliant entrance. Formerly the Black Forest Restaurant.



Busy All Year

Located right off the Peak to Peak highway in the heart of Nederland, both locals and tourists provide a steady stream of traffic. This property also offers ample parking.



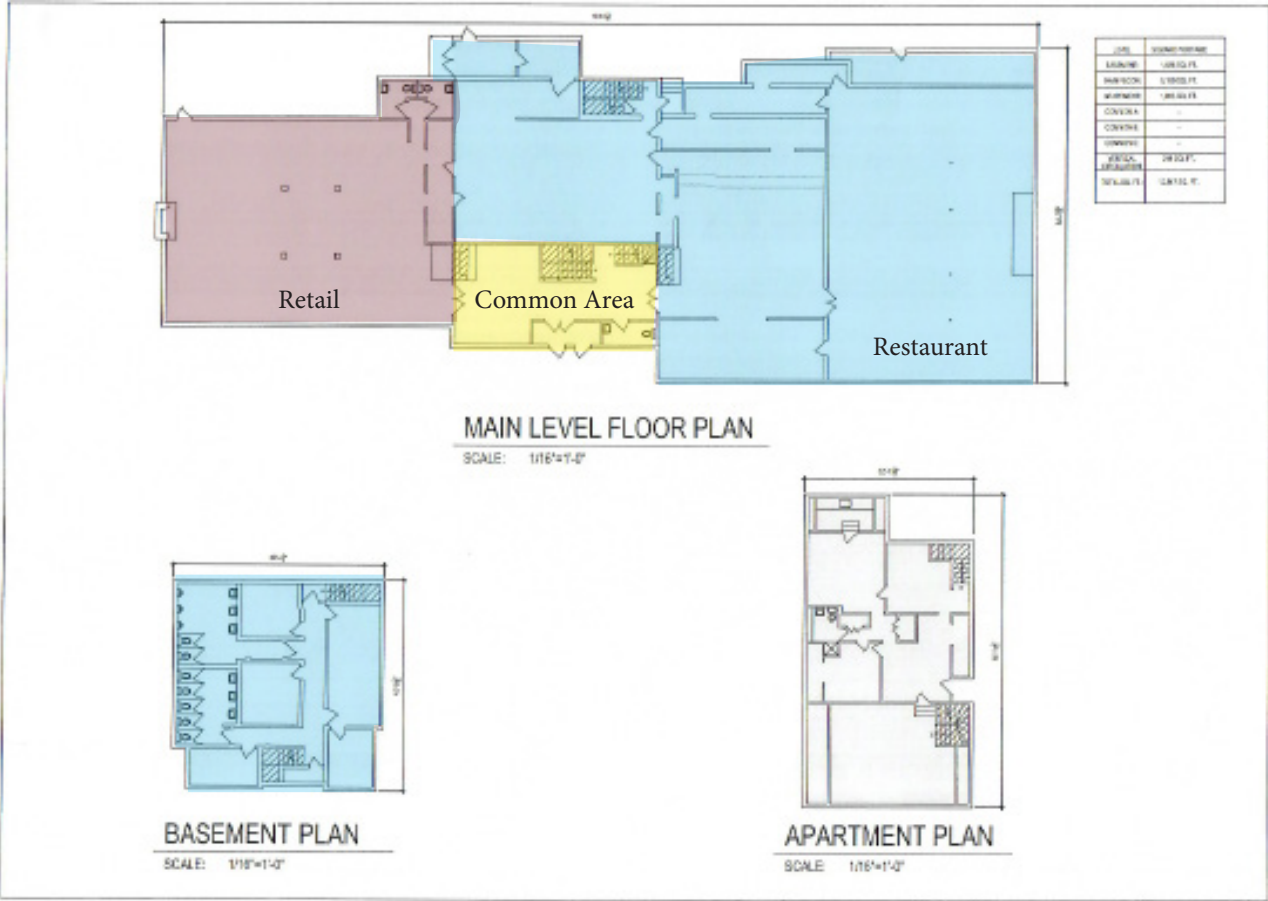
Mountain Views

Large windows provide natural light with beautiful mountain views. Full kitchen available with grease trap, men's and women's restrooms and walking distance from other high traffic destinations.



Unique Opportunity

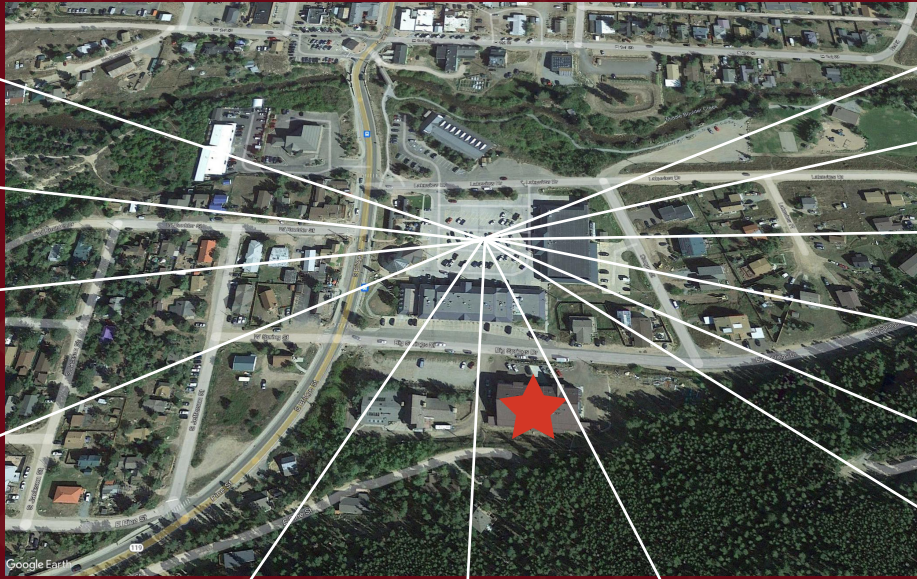
Nederland, Colorado is a historical mining community that has emerged as a tourist hot-spot. With Eldora Ski Area just a few miles north, this is the closest ski destination to the Denver Metro area. Many locals prefer to ski Eldora rather than face traffic on I-70. With a constant stream of customers, great visibility and excellent central location, families leaving the slopes can stop in for a hot meal before leaving the mountain. The locals will keep the bar area lively and there is enough space to host live music. Contact us about this unique opportunity.



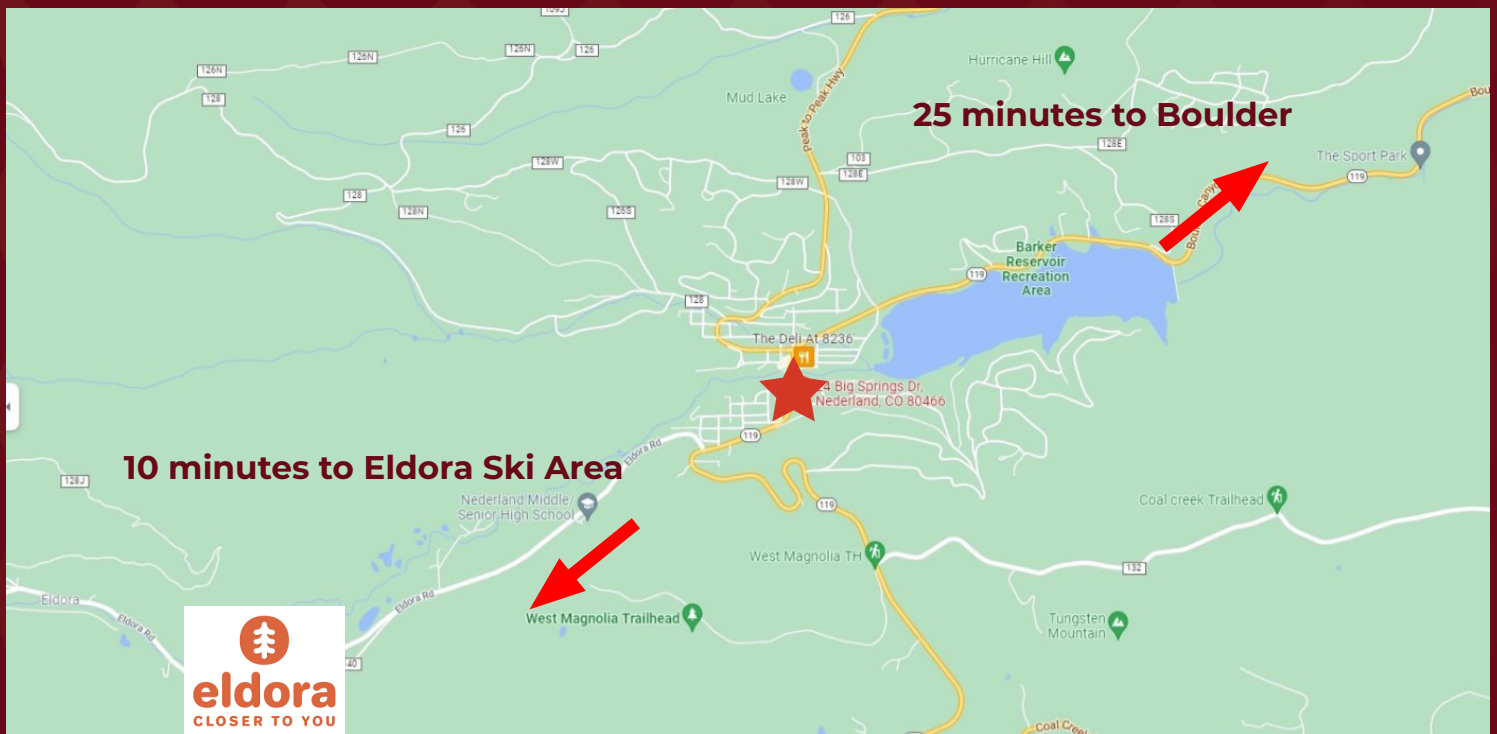
Neighbors Just Across the Street: Nederland Shopping Center



B&F Mountain Market
The Laundry Room
Brightwood Music
Columbine Family Care
Rincon del Sol
O'Neil Rocky Mtn. Art
Corey Sutton, Inc.
BriLynn Ceramics
Kaleidoscope Fine Arts
The Train Cars Coffee



Mountain Man
Outdoor Store



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