

THE GROVE | Gather, Nourish, Bloom
Garden and Event Center, Bistro, and Upscale Shopping Experience
1970 S Main St | Delta, CO 81416

THE
ZONE
OPPORTUNITY



Intimate, Romantic, Breathtaking Beauty,
Delicious and Refreshing

The Grove touches every one of our senses in each visit. People come back frequently to experience this sensation which has made this business an instant success.

The Food: Chef Mike has created an award winning menu and continues to amaze the patrons whether it's for lunch, dinner or brunch.

The Market Place: Offers unique locally sourced never thought of but must have decorative items, soaps, oils, paintings that are like no other.

The Event Center is possibly the largest venue in the county that seats up to 170 attendees for a sit down never to forget event catered by Chef Mike or seat 300 theater style attendees for an array of presentations, graduations or retreats. A private Bridal Suite is available for those special events. The covered patio opens up additional seating for enjoyment of the beautiful night sky.

The Bloom Nursery is in "full bloom" with an array of plants, flowers, decorations, supplies, nutrients and much more. Grown on site as well as delivered for the season, this Nursery offers the full spectrum of what a gardener needs to create their private oasis.

Seller Financing! Business and Real Estate now available at \$1,700,000

300 Stafford Lane, Suite 30212
Delta, Colorado 81416
www.GrandMesaRES.com

GRAND MESA
REAL ESTATE SERVICES
Commercial . Residential . Management

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
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The Grove opened in late January 2022 and is a place to gather together for great food and spirits, celebrate life's happiest moments and beautify your home with amazing plants from their greenhouse and nursery. The Grove was created with the intent in providing customers different experiences which has created a multitude of revenue streams making this business sustainable in their first year of opening. Situated off a busy highway with easy access on 4.83± acres, it has become the place to visit. Chef Mike has created an amazing menu and they are open for Sunday brunch that is very popular and well attended. The Bloom Nursery is in full production and has an amazing master gardener that oversees the operation. The events center is beautifully designed to accommodate celebrational events for over 170 seated attendees or 300 theater style with a nicely decorated bridal suite, lush landscaping for breathtaking photos. The Market Place offers unique, locally sourced items perfect for your home or for gifts. Experienced staff provides exceptional service with a new manager coming on board to assist in operations.

Upgraded restaurant with partial finished basement for office and accounting and unfinished basement for storage, main building has the bar area, additional dining seating, upgraded restrooms and the Market Place retail area. The event center is 2,122 ± sq.ft. with bridal suite, restroom and covered patio. New Conley greenhouse engineered, fully heated with a water well. Garden areas, walk paths, situated on 4.83± acres. Paved parking in the front for 38 vehicles, 19 on the south side, gravel parking and overflow parking for another 125.

Owner will stay on for up to 1 month for training and available for consulting thereafter.

The Grove generated over \$100,000 cash flow in it's first year and is continuing to grow at a rapid pace. Price includes the real estate, FF&E and business. Inventory is additional.

Seller Financing available with 50% down, with attractive terms, call for details.

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Property Facts

Parcel Number	345530200006	Utilities	Black Hills Gas – 2 meters, City of Delta electric – 1 meter plus City of Delta water, sewer and trash. Average cost: \$17,160 for 2022
Zoning	Business-2, Located in the Opportunity Zone	Utilities	Domestic Water Tap and 2 inch irrigation line
Address	1970 S Main Street Delta, CO 81416		Internet with Mountain Broadband (Western Light & Tower Fiber)
Built	Main Building 1946/2006 Renovated and Expanded in 2022		Total Utilities Cost for 2022: \$17,159.52
Improvements	Over \$1.9 Million has been invested in the improvements, design and set-up of this amazing business.	Heating	Hydronic hot water heat
Square Footage*	6,727± Total Restaurant 1,238± Basement 517± Lounge and Marketplace 2,850± Event Center 2,122±	Cooling	5 New Trane HVAC units: 2 in event center, 1 each in restaurant, lounge, and marketplace
Acreage*	4.83±	Property Taxes	2022: \$9,328.96
Buildings	Lounge and Marketplace: Is part of the main building that is approx. 2,850 sq.ft. built in 2006 and totally renovated in 2022. It seats 53 patrons. The bar is custom made with a walk in cooler. The Market Place situated as you enter The Grove with access to all of the venues. This captures every visitor that comes to The Grove allowing them to browse through the many collectable items they offer. Event Center: Approx. 2,122 sq.ft. fully heated and cooled with new restrooms, patio doors to another 3,000 ± of outdoor seating. Bridal Suite adjacent to main building Greenhouse: Brand new 2022 Conley Greenhouse in 3 sections gutter connected 48'x106', engineered, fully heated with gas and has a water wall that is fully automatic with link4" control system.	Roof Construction	Metal
Restaurant & Basement Details	Restaurant: Approx. 1,238 sq.ft. Fully equipped, includes: Royal 60", 4 burner gas grill, 36" griddle convection oven; 2 commercial chest freezers; walk in 10x10 cooler; hood with Ansel system; grease trap (new); Boiler water heater; high output ice machine and more. Seating for approx.. 46 patrons inside with outdoor patio seating and wrap around casual seating. Basement: Approx. 517 sq.ft. heated space used for office and 563± sq.ft. unfinished used for storage	Includes	All FF&E to operate the business. A detailed list is available.
		Opportunity Zone?	YES
		Safety	New Fire Suppression system being installed throughout. Camera and alarm system.

Business Facts

Pre-Bookings:	Event bookings occur daily or weekly for the event center. Revenue from these bookings would be included along with their deposits.
Inclusions:	All FF&E to operate the business. A detailed list is available.
Employees:	Include Chef, Sous Chef, Line Cook, 2 Dish Washers, 6 Servers, 2 Bartenders, Operations Manager, Part time Marketing Staff and Master Gardener
Gross Income:	2022: \$1,151,880
Less Expenses:	2022: \$1,149,811 (includes accelerated depreciation)
NOI/Cash Flow:	2022 Adjusted Cash Flow: \$111,095
Business Value:	\$333,000
Real Estate Value:	\$1,967,000
Offering Price:	\$1,700,000.00 PLUS Inventory

*Obtained from the Delta County Tax Assessor's Records. | Buyer to verify Square Footage.

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Market Place



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Bar/Dining



Food Service Area

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Outdoor Seating/Lounging



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Greenhouse



Nursery/Grounds



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Front of Building



Event Center



Bridal Suite



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Aerial Photos



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Enjoy the Property Video!

Or Scan the QR Code:

Visit the Link Below:

<https://bit.ly/1970SMainDelta>



Delta, Colorado

Elevation 4,953 ft. | Population 9,224 (2021)

History:

The City of Delta, the namesake and seat of Delta County, was originally set up as a trading post for Ute Indians and the new settlers from the east. Delta is situated where the Uncompahgre and Gunnison Rivers come together.

What to Do:

Historical attractions include Ft. Uncompahgre, a reconstruction of the original trading post used by traders, trappers and Native Americans, the Delta County Historical Museum, and Delta's murals. Four high adventure and outdoor enthusiasts, hike the designated Dominguez/Escalante National Wilderness Areas and the Grand Mesa, or in the winter, there is snowshoeing, cross country skiing, downhill skiing, ice fishing, sky diving, golf, mountain biking, disc golf, and so much more!

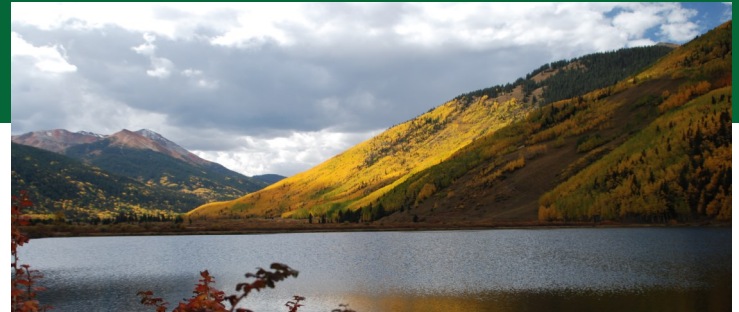


www.DeltaCountyColorado.com

The Grand Mesa

Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles.

One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents its own individual beauty and activities for the true nature lover.



Open from early June through late September, depending on the snowfall, the Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which created this incredible mountain over the last several hundred million years.

For more information on the Grand Mesa, go to www.cedaredgechamber.com



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