



# Affiliated Real Estate Group

## Commercial Land / Business For Sale - Parker, CO

**Site Area:** 80,836 Sq Ft (1.856 Acres)  
**Zoning:** P.D. (Planned Development)  
**Address:** 18442 Pony Express Drive  
 Parker, CO 80134  
**Legal:** Lot 9, Block 1, Twenty Mile Village #2,  
 1st Amendment

**Location:**

Site is located on the SE corner of Pony Express Drive and Twenty Mile Road, 1/2 mile East of Parker road, just north of Main Street.

**Description:**

Miniature Golf with onsite Point of Sale / Office area, a covered picnic area, and two 18 hole miniature golf courses.

**Building:**

576 +/- SF Clubhouse w/ Point of Sale Area  
676 +/- SF Covered Picnic Area

**Real Estate Taxes:**

\$25,951 per year (2007)

**Additional Site Features:**

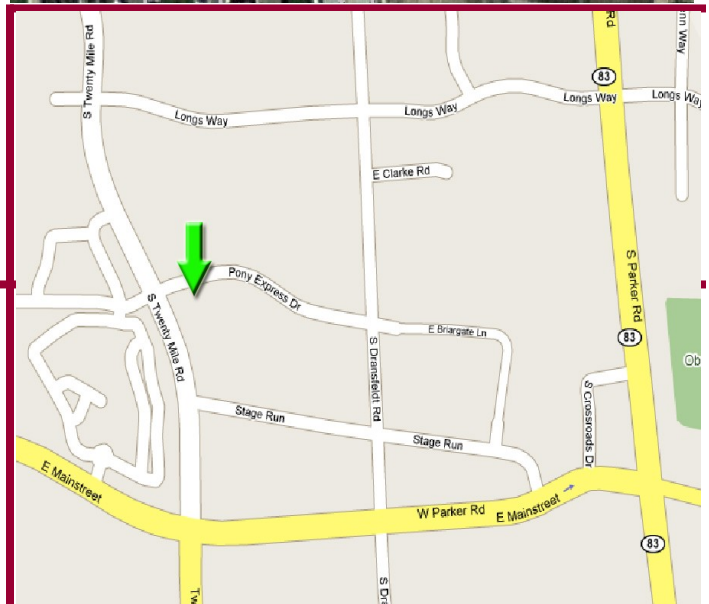
30 foot Climbing Wall with Automatic Belays, multiple ponds & waterfall features, Paved Parking Lot, Perimeter Fencing, Lighting, Sidewalks, Amplifier with large outdoor speakers.

**Offered By:** G. Kirby Ross  
 Affiliated Real Estate Group, LLC  
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 Parker, CO 80138  
 Phone: 303-805-1000, Ext. 14  
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 E-mail: kirbyross@aregcolorado.com

**Underperforming Miniature Golf Business with  
 great Redevelopment Potential in the heart of  
 Parker's Entertainment District**

**\$1,110,000**

**Includes existing utility tap and impact fees.**



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