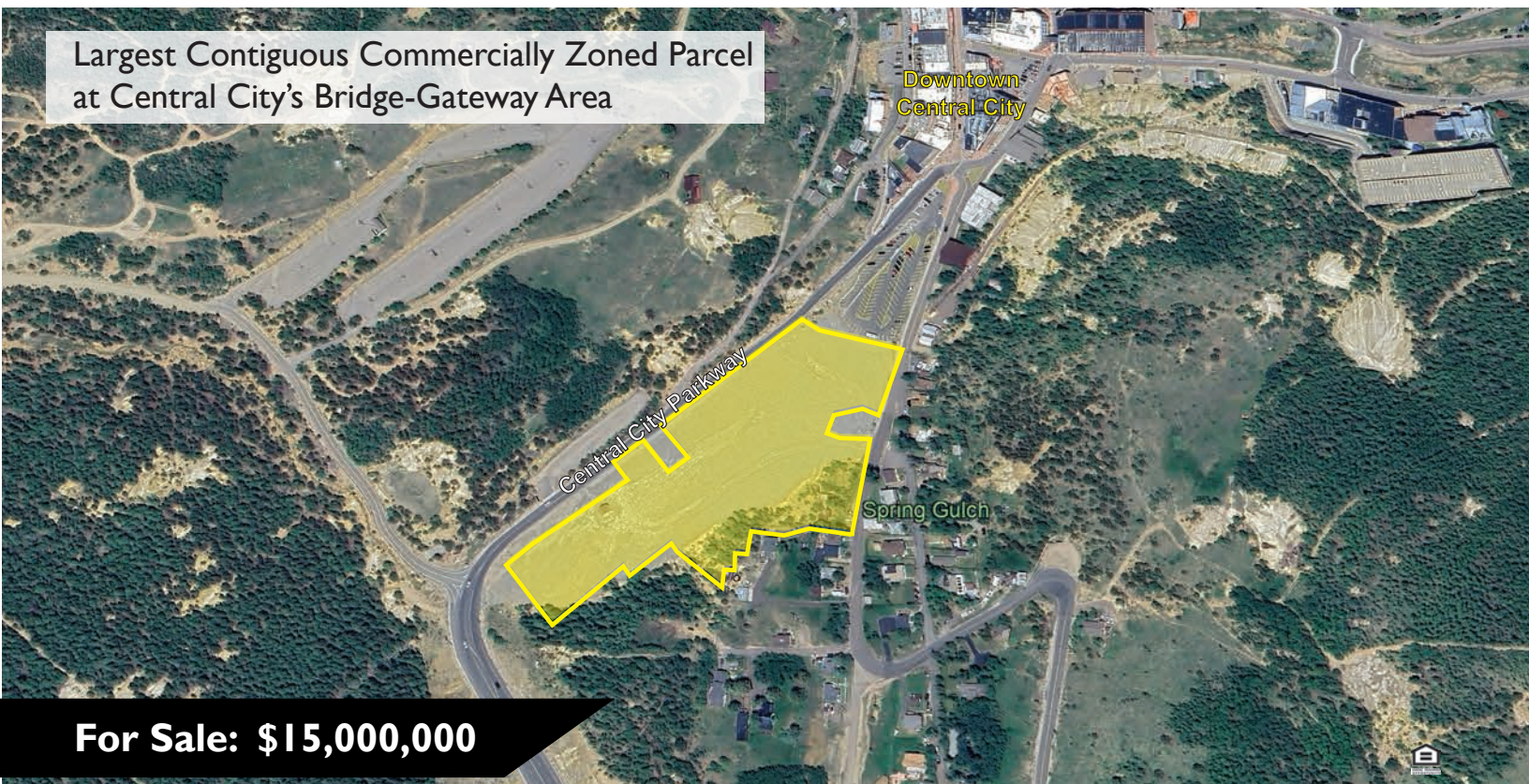


Central City Entrance For Sale Available For Development

Largest Contiguous Commercially Zoned Parcel
at Central City's Bridge-Gateway Area



For Sale: \$15,000,000

PROPERTY FACTS

| | |
|------------------------|--|
| Parcel #: | 183512301057 |
| Parcel Size: | 6.40± Acres 278,784± SF |
| City / County: | Central City / Gilpin |
| Zoning: | Limited Community Commercial (Central City) |
| Permitted Uses: | Multifamily, Mixed-Use, Hotel, Restaurant/Bar, Indoor Amusement/ Entertainment, Stadium/ Amphitheater, Parking (surface & structure) |
| Sales Price: | \$15,000,000 |

PROPERTY HIGHLIGHTS

As the largest contiguous parcel at the entrance to Central City, this property will be vital to the redevelopment of the Bridge-Gateway Area. Central City is actively seeking a public-private partnership to redesign the entrance to the "Richest Square Mile on Earth."

Property is subject to EPA CERCLA Lien and environmental considerations. Seller is willing to work with a qualified Buyer, the Environmental Protection Agency, and the Colorado Department of Public Health and Environment to remediate the site and activate development for highest and best use."

