

BROOKSIDE

WEDDINGS & EVENTS

**REAL ESTATE & BUSINESS AVAILABLE
IN BERTHOUD, COLORADO**

FOR SALE

Listed By: **NA Affinity**



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PROPERTY SUMMARY

BROOKSIDE

Brookside Weddings and Events in rural Berthoud, Colorado is located between Boulder and Fort Collins in Northern Colorado about an hour north of Denver. It is a picturesque venue that combines rustic charm with modern elegance. The venue's primary business is hosting and catering for weddings and receptions. Because of its central location in Northern Colorado, Brookside hosts many other types of celebrations and events year-round for businesses, organizations and families. Amidst the serene vistas of the Rocky Mountains, Brookside is a one of a kind Northern Colorado event venue that is unique in the area.

The facility is situated on a 4-acre site consisting of beautiful gardens and a stunning outdoor "Ceremony Halo" next to a soothing waterfall, and a small brook featuring beautiful mountain views. The large main building, built originally as a brick farmhouse in the late 1800's, is 17,025 square feet and contains the venues main offices, bar, serving kitchen, The Fireside Room for indoor ceremonies, a large Garden Side Solarium where the receptions and events are held and preparation suites for the wedding party. In addition, the previous owner converted the many bedrooms into hotel rooms that have the potential to be offered as additional amenities and income generators.

There is a large Barn of 5,136 square feet that was remodeled in 2019 that houses the main kitchen for the venue as well as a beautiful 2nd floor meeting/event space with mountain views and golden wood flooring that is perfect for private parties and smaller events.

In addition, there is a 950 square foot storage garage and a 1,696 square foot residential home with attached garage.

Website: <https://brooksideweddingsandevents.com/>



PROPERTY DETAILS

BROOKSIDE

ADDRESS	619 E. County Rd. 8, Berthoud, CO 80513
COUNTY	Larimer
SITE SIZE	4.03± acres
BUILDINGS	Barn / Club House - 5,136± Sq. Ft. (YOC 2000 / Reno 2020)
	Main House - 17,025± Sq. Ft. (YOC 1954 / Reno 2009)
	Storage Garage - 950± Sq. Ft.
	Garage & Small House - 1,696± Sq. Ft. (YOC 1989)
ZONING	C-2
CURRENT USE	Wedding & Event Center
SALE PRICE	\$6,250,000.00

PROPERTY HIGHLIGHTS

- Rural setting close to major Northern Colorado cities
- Quick access to Interstate 25 - 4+/- miles
- Outstanding demographics
- Less than 10 minutes from TPC Colorado Golf Course
- Near the newly built Berthoud recreation center and several breweries
- One hour from Denver International Airport (DIA)

For more information regarding the Lease Agreement, financial information, etc., please sign and return the Confidentiality Agreement ("CA") to NAI Affinity: [Click here for CA](#)





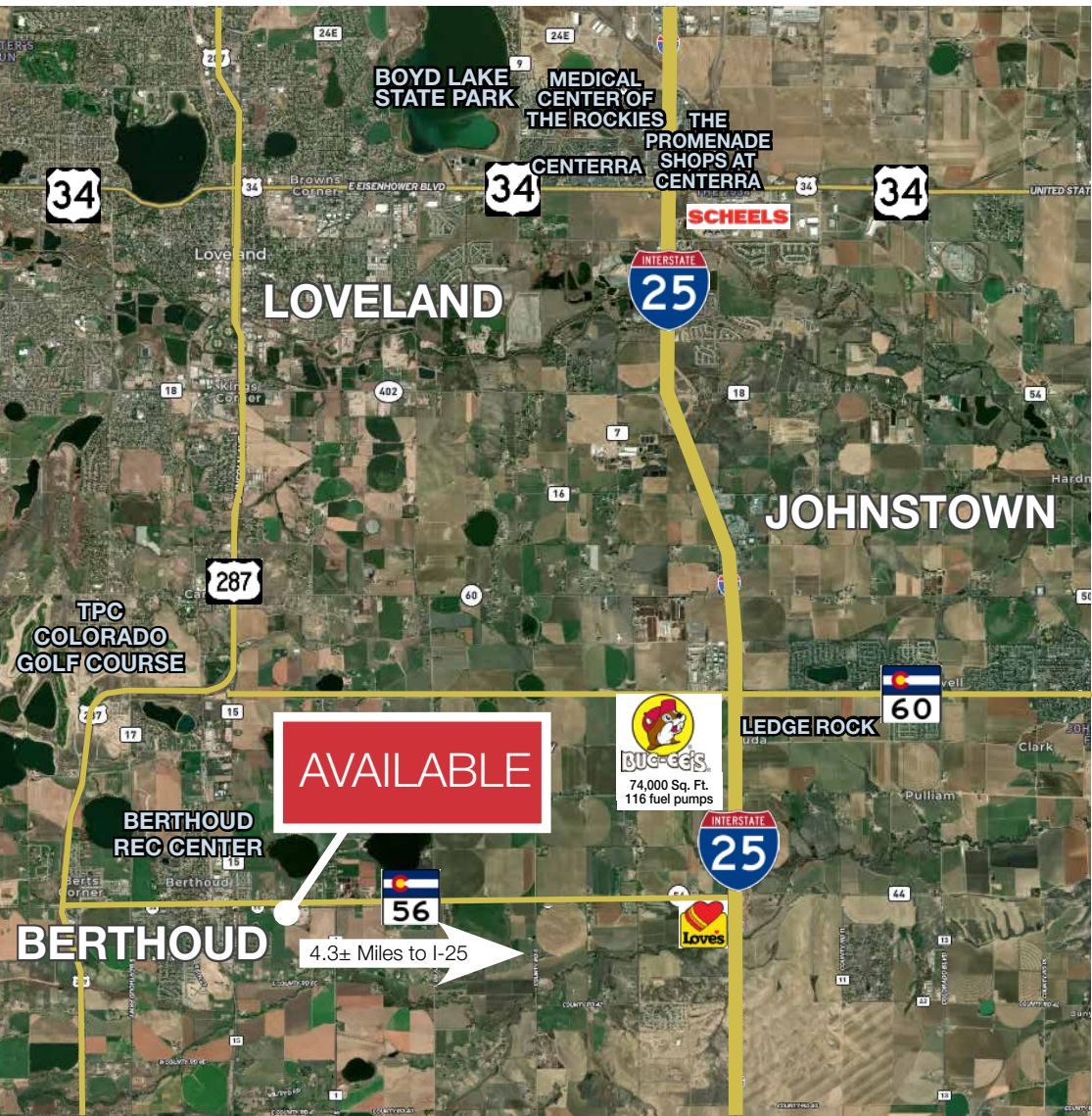
Berthoud, Colorado

Nestled in the tapestry of Northern Colorado's landscape, Berthoud stands as a testament to small-town charm and natural beauty. This quaint municipality, often referred to as the "Garden Spot of Colorado," unfolds beneath the watchful gaze of the majestic Rocky Mountains. Berthoud's streets whisper tales of yesteryear, lined with historic buildings that have weathered the passage of time. The town's heart beats with a rhythm of community spirit, where neighbors greet each other by name and local businesses thrive on personal connections. Fields of golden wheat and verdant farmland stretch to the horizon, painting a pastoral scene that harkens back to simpler times. Yet, Berthoud is not frozen in the past; it gracefully balances its agricultural heritage with modern amenities and a forward-looking attitude.

The nearby Little Thompson River meanders through the countryside, its waters reflecting the azure Colorado sky and nourishing the land. In every season, Berthoud offers a feast for the senses—from the vibrant wildflowers of spring to the rich harvest hues of autumn. This gem of a town, positioned strategically between Denver and Fort Collins, offers its residents and visitors alike a tranquil respite from urban bustle. Here, one can breathe deeply of crisp mountain air, gaze upon star-filled night skies, and rediscover the joy of small-town living in the heart of America's West.

LOCATION MAP & DEMOGRAPHICS

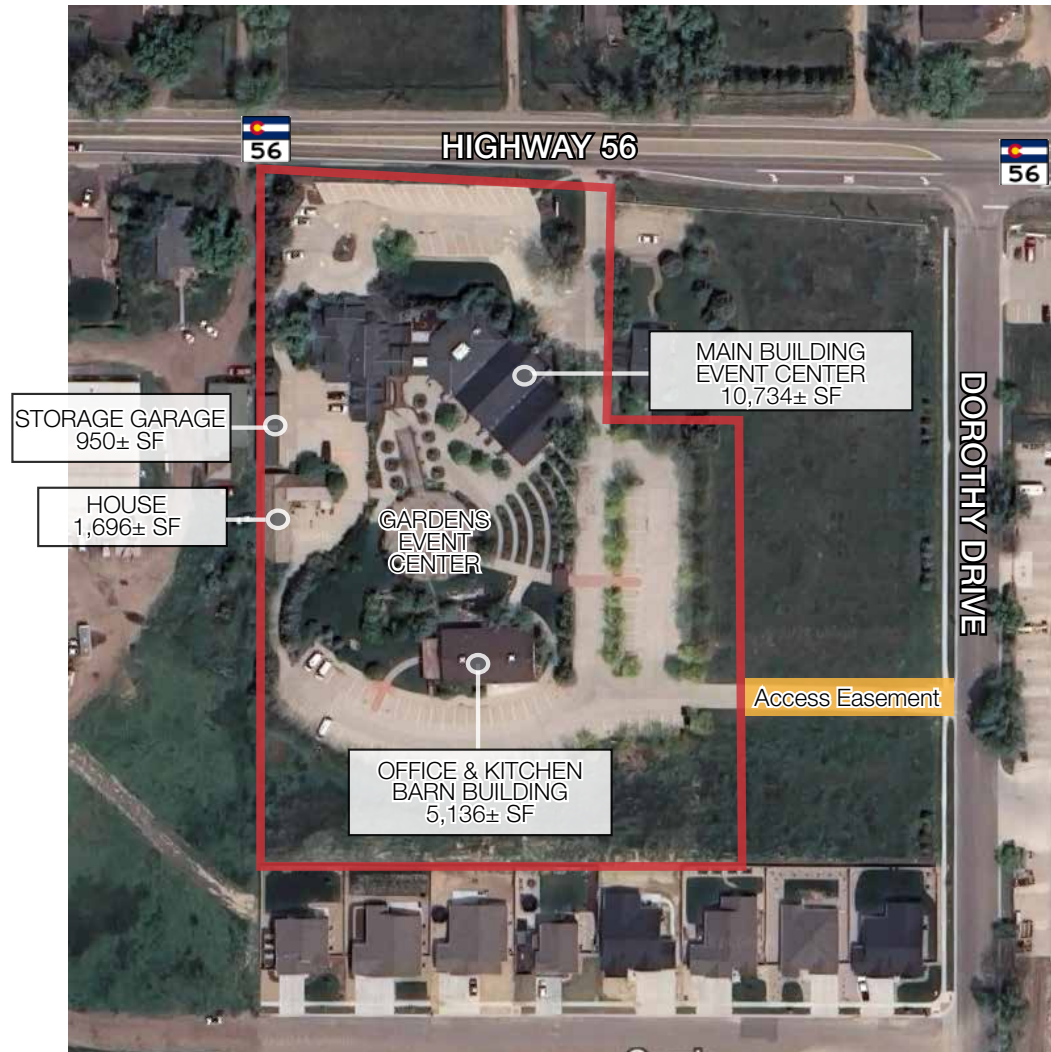
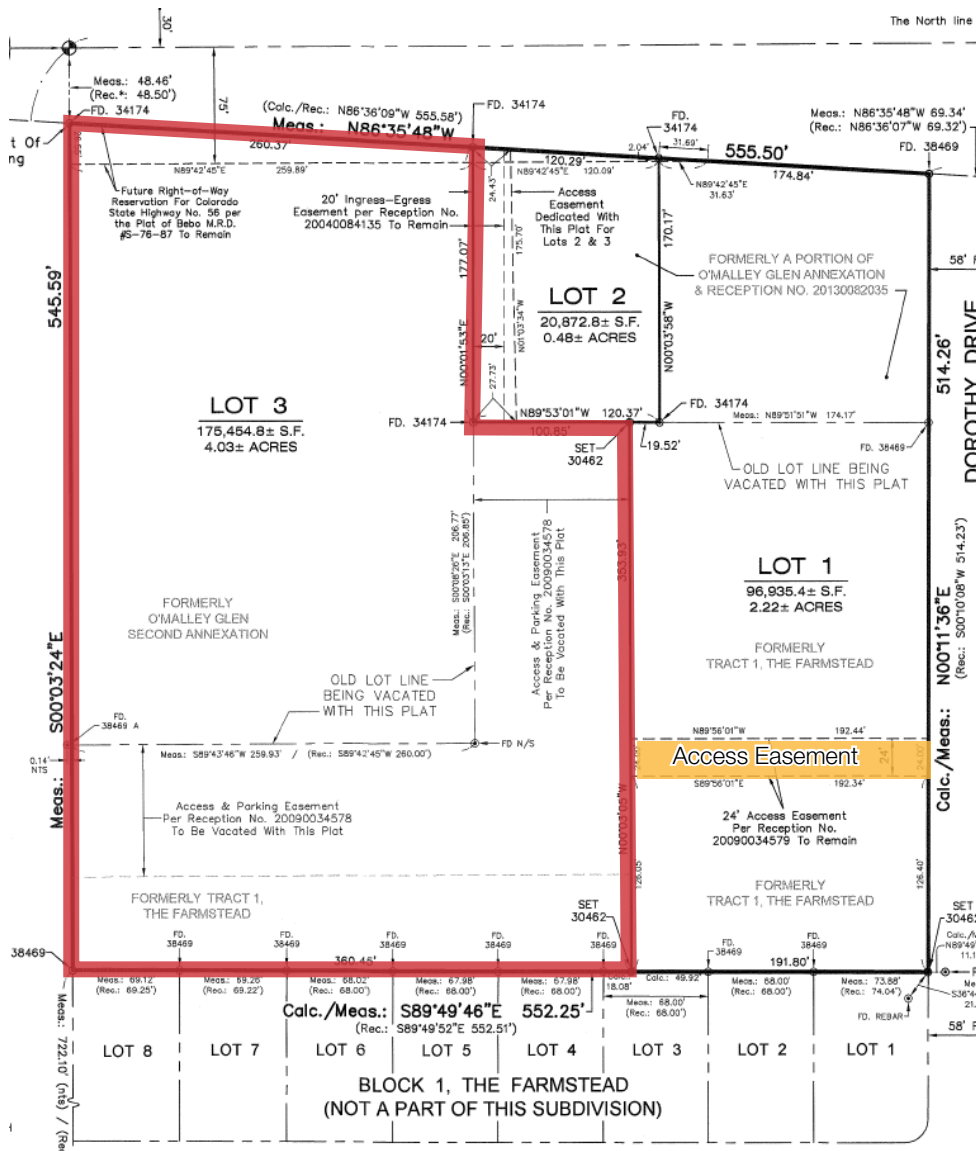
Northern Colorado's trade area consists of approximately 967,000 people (within 30 miles of I-25 & US 34).



DEMOGRAPHICS	5 miles	10 miles	25 miles
Population 2024	24,370	212,136	1,050,790
Estimated Population 2029	28,339	229,599	1,109,139
Avg Household Income	\$137,045	\$123,419	\$137,123
Median Age	43.0	41.5	37.1

Source: ESRI July 2024

PROPERTY BOUNDARIES



MAIN BUILDING FLOOR PLAN

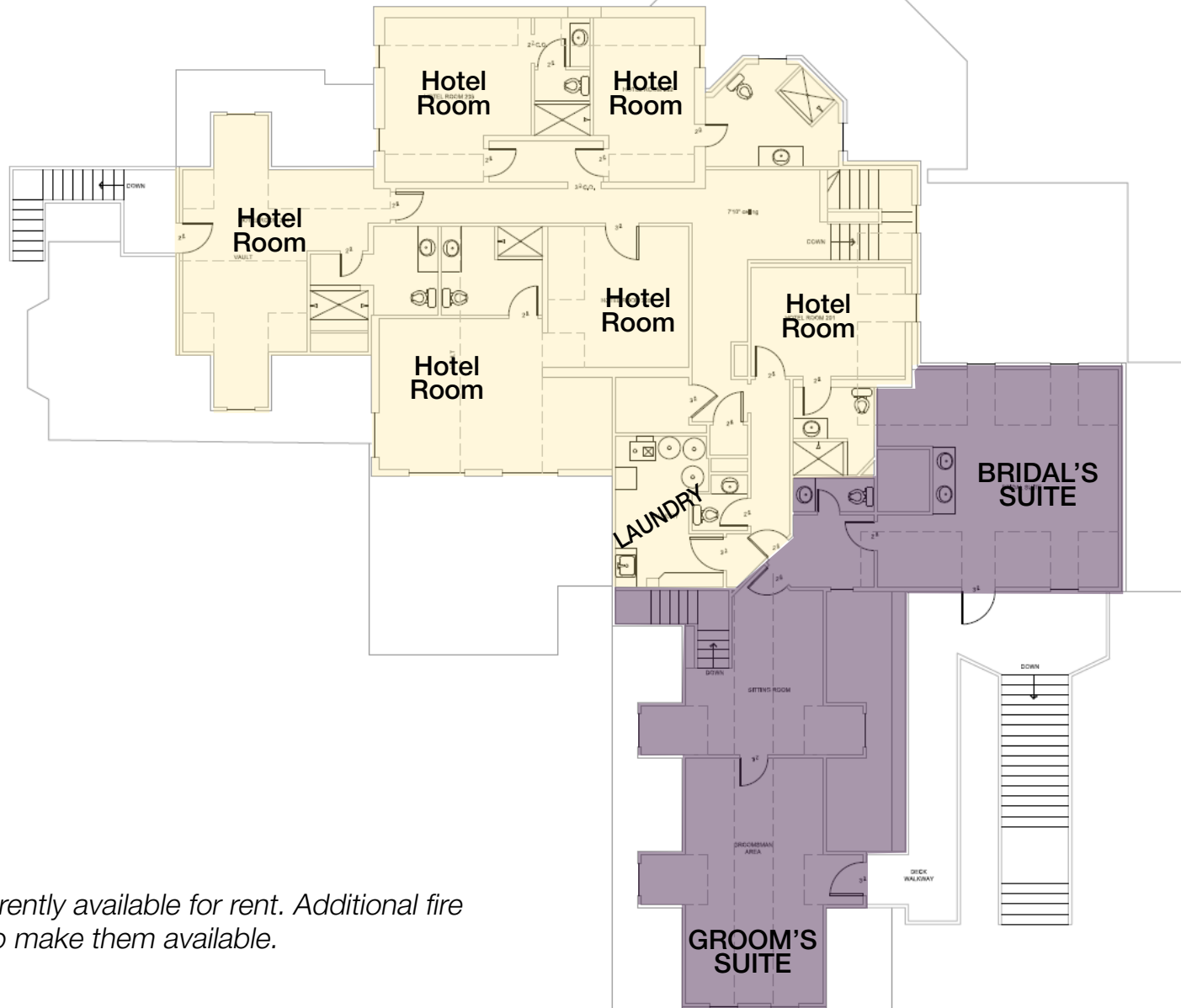
<u>Main Building SQ. FT.</u>	<u>Total</u>	<u>Event</u>	<u>Hotel</u>
1st Floor	13,463	9,647	3,816
2nd Floor	3,562	1,087	2,475
	17,025	10,734	6,291



**NOTE: Hotel rooms are not currently available for rent. Additional fire sprinkler systems are required to make them available.*

2ND FLOOR - MAIN BUILDING

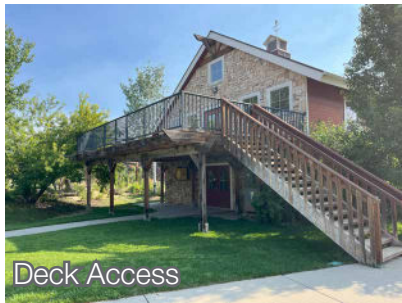
Main Building SQ. FT.	Total	Event	Hotel
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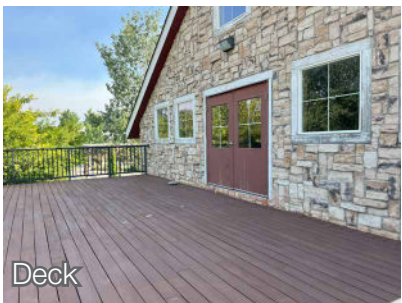
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OFFICE & KITCHEN BARN BUILDING
FLOOR PLAN

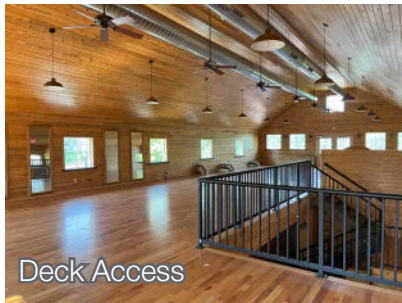
	SQ. FT.
1st Floor	2,538
2nd Floor	2,598
	5,136



Deck Access



Deck



Deck Access



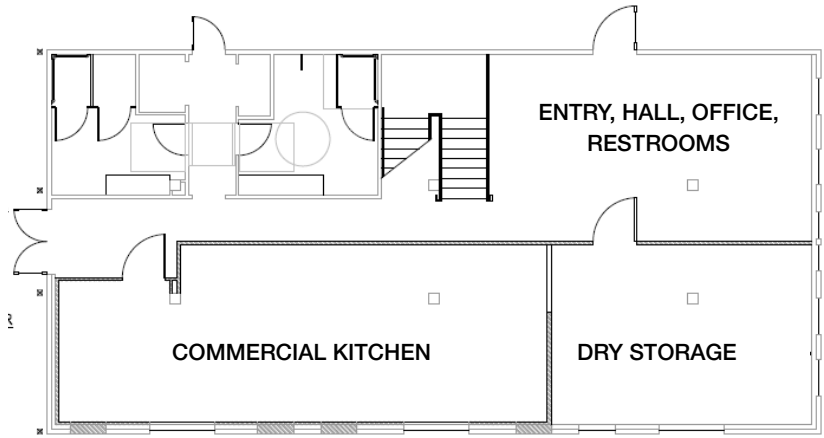
2nd Floor Meeting Area



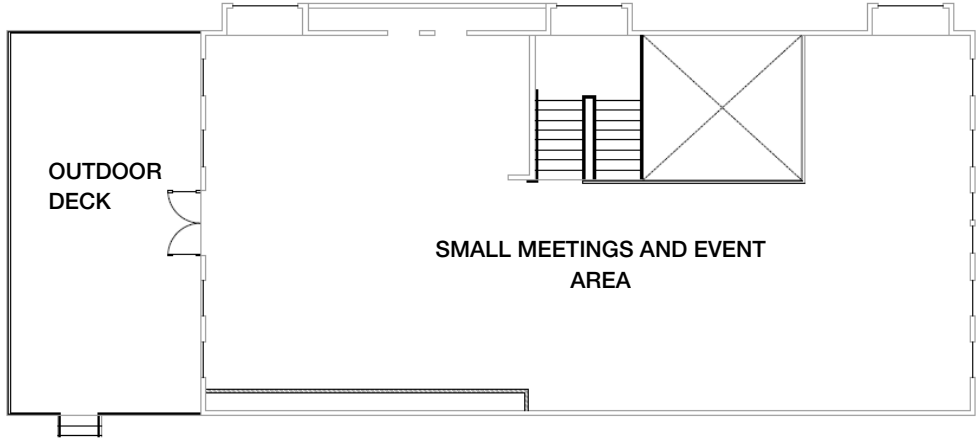
Kitchen Air Handling



1ST FLOOR - KITCHEN



2ND FLOOR - PARTY ROOM



KITCHEN DETAILS

Major FF&E Items included

Contact broker for full list

- Captive Air Hood System
- 10' x 6' Walk-in Refrigerator (2018)
- 7' x' 12' Combo Norlake Walk-in Refrigerator
- Artic Air Stand Up Fridge (2018)
- Vulcan Food Warmer (2017)
- Garland Range Flattop Double Oven (2020)
- Two (2) Alto Sham Double Ovens
- Cleveland Commercial Steamer (2022)



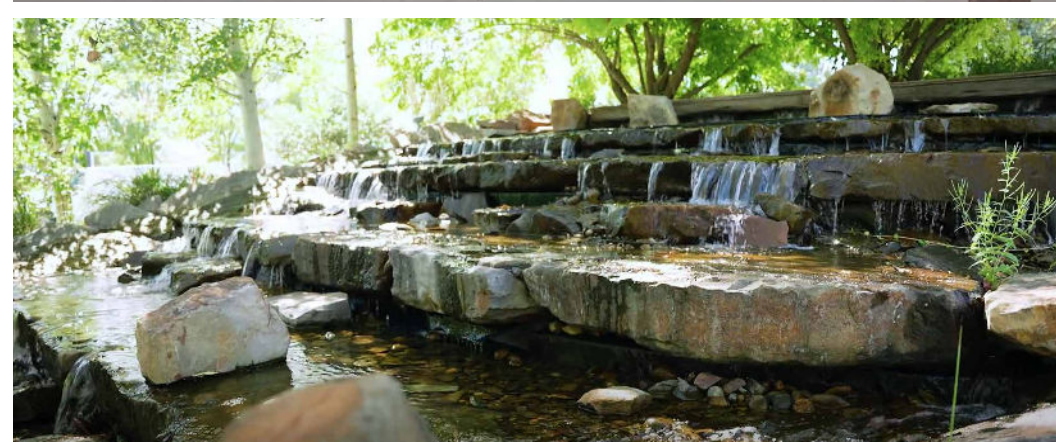
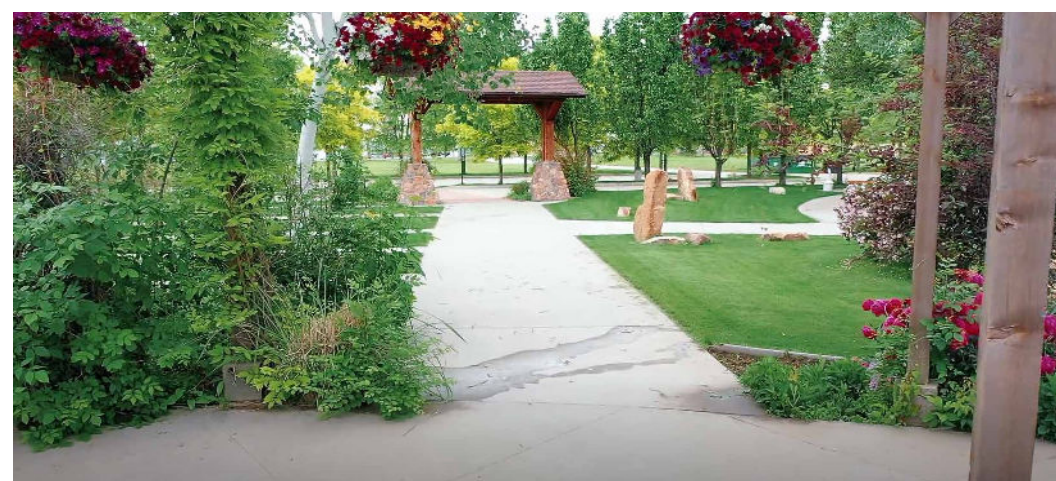
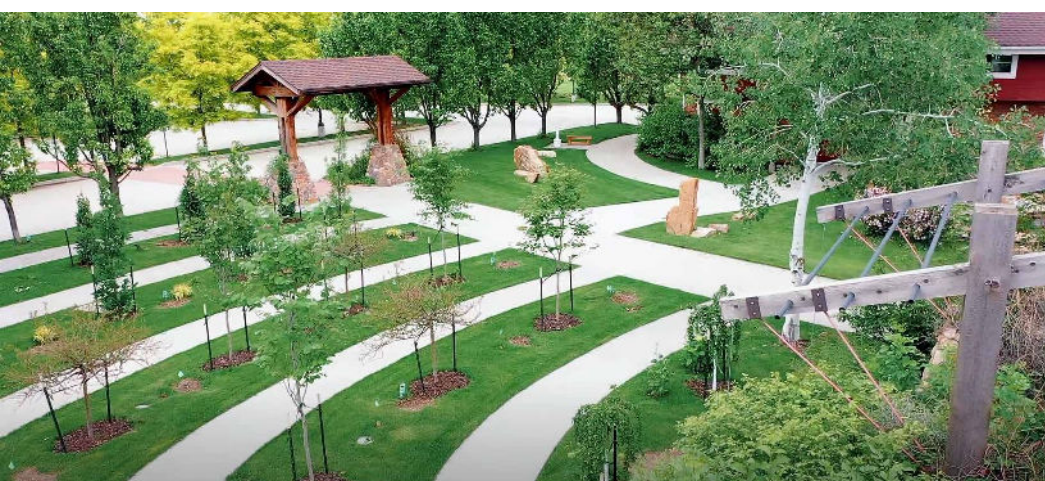
HOUSE AND STORAGE GARAGE

House & Garage 1,696± Sq. Ft.
YOC 1989
3 Bed / 2 Bath / 3 car garage



Storage Shed 950± Sq. Ft.







Suite Entrance



Suite Entrance



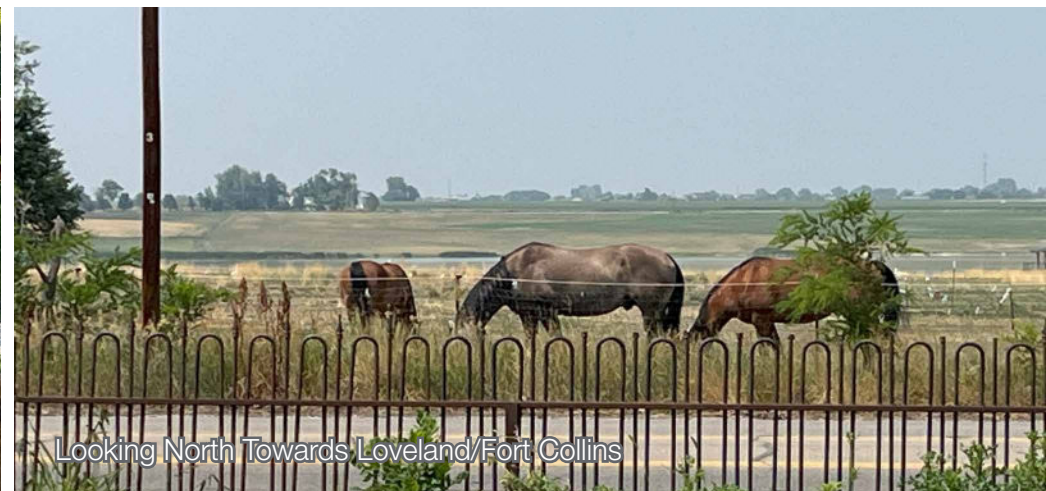
Main Office Entrance



Rear of Main Building



Grounds looking toward event area



Looking North Towards Loveland/Fort Collins



Bar



Fireside



Main Hall



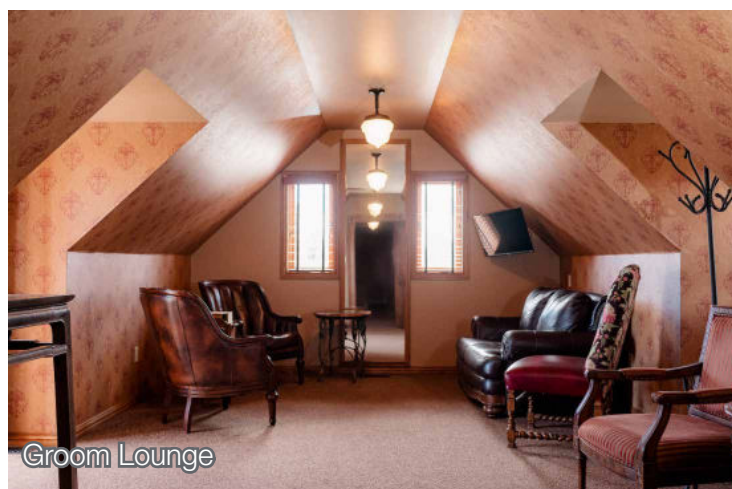
Bridal Suite



Main Hall



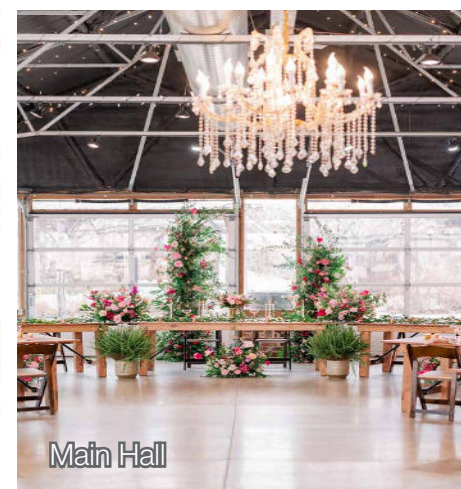
Bridal Lounge



Groom Lounge



Main Hall



Main Hall