

STONEWALL SHOPPING BAG – BUSINESS OVERVIEW

Contact Information: Terry Carmichael, Owner

719-868-3302

This is a great multi-faceted small business in one of the most beautiful spots in Colorado. We have over 300 days of sunshine per year! The Stone Wall is a marvelous wonder and it is right there! I often claim no-one has a better view out their office window than me!!! The business would be an ideal retirement business to supplement your retirement income, or perfect for a family run business. Get out of the hustle and bustle of city life and enjoy running this business in a place that is so beautiful, you must see it to believe it. Just 32 miles from Trinidad, Colorado, a wonderful historic town with brick streets! Stonewall is right on the middle fork of the Purgatory River, just 4.2 miles from Monument Lake, a popular fishing and camping resort. Just 5 miles from North Lake, an "artificial lures only" fishing spot. 25 miles from Cuchara, Colorado, 20 miles from Bear Lake and Blue Lake. 5 miles from San Isabel National Forest. 8 miles from Bosque de Oso State Wildlife Area.

The business property includes:

MAIN BUILDING - 68'x 52' (3,536 sq ft) that was built in 1923 and includes:

- 42-seat restaurant
- 1,044 sq ft (36'x29') store with sections devoted to:
 - Grocery
 - Fishing Supplies
 - Gifts
 - Liquor Store
 - Laundry Mat
 - Storage areas including walk-in refrigerator

RV PARK

- 9 spaces
- Each site features
 - 50 amp, 30 amp and duplex GFI electrical outlets
 - Individual electric meters
 - Telephone hookup
 - Satellite TV hookup
 - Wireless internet
- All new electrical in 2007
- All new Septic Tank, Leach Field and RV drops in 2006
- DirecTV satellite dish, hard-wired underground to each site
- Telephone "demark" box, hard-wired underground to each site
- Hughes Net satellite internet with wireless router

RETAIL SPACE/ MULTI-PURPOSE ROOM

- 1,900 sq foot space remodeled in 2011. Can be used for private parties, meetings, training, etc.

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LOFT – POTENTIAL MOTEL ROOMS

- 3,500 sq foot open loft. Room for 10-12 motel rooms.

APARTMENT

- 343 sq foot efficiency apartment
- Separate outside entrance
- Income property
- ETS heater (Electro Thermal Storage) new in 2005
- Separate water heater
- Totally remodeled in 2009 with new kitchenette, hardwood floors, new countertop and sink in bathroom. New water heater.

HOME

- 1,300 square foot home built in 1978.
- Beautiful spiral staircase leads to a 576 sq foot open loft – makes for an incredibly big master bedroom with wonderful view of the Stone Wall.
- 12' X 13' bedroom downstairs with new carpet
- Kitchen, living room, bathroom, laundry area on main floor. Kitchen has new linoleum, and lots of storage space. Den is finished in wonderful old barn wood.
- Full unfinished basement (800 sq feet)
- Furnace new in 2004.
- Fenced in back yard
- Covered front porch along entire front of house 8' deep by 50' long.
- Metal roof.

CONDITION OF PROPERTY

- The entire building was re-wired in 2004 (up to State Code).
- The entire building was re-plumbed in 2004 (up to State Code), including new water line from the well-house to the building. This includes both water supply and wastewater lines.
- 2 new water heaters in 2008.
- Liquor store size doubled in 2004. Houses 2, 2-door coolers, liquor shelves, wine racks.
- New Liquor Store window in 2008
- Laundry room – remodeled in 2005
- Dining room propane gas stove new in 2005. Beautiful and very efficient.
- Store has knotty pine walls and granite grey slat-wall for the display areas.
- Had electric pole relocated to facilitate better parking (paid San Isabel Electric in full)

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DISCLOSURES

- At one time, the Shopping Bag had gas pumps out front. The underground tanks had been removed many years before I bought the place. I had the island removed to facilitate better parking
- Water supply is from a great well on the property. It has never gone low or dry to my knowledge. Since it serves the public, it is considered a “transient non-community water supply”. That means it must be tested quarterly and must be chlorinated. A new Chlorine injection system has been installed in 2011.

MARKET INFORMATION

- Locals. Customers that live in Stonewall are year-round regulars at the Shopping Bag. During the winter we have “Game Night” on Thursdays. Everyone gets together to play dominoes, cribbage, yahtzee, backgammon, whatever people feel like.
- Extended locals. There is an ever-increasing amount of people that live up Sarcillo canyon, Wet canyon, in Weston, Segundo and Cokedale.
- Trinidad residents have been coming “up river” for years, and see it as an easy, beautiful getaway from town.
- The Cougar Canyon development will house about 5,000 new residents, and is only 30-40 minutes from the Shopping Bag. Cougar Canyon boasts a Jack Nicholas designed golf course, club house and restaurant.
- Colorado tourists. Stonewall has been a fairly well kept secret in Colorado for years, but many media profiles of the Scenic Hwy of Legends has led to increased traffic from Denver, Colorado Springs and Pueblo.
- Out of State guests. About 80% of the customers from out of state are from Texas. Most of them are from Amarillo, Dumas, Borger, and the panhandle area. Many of these wonderful people have been coming here (to Stonewall and to the Shopping Bag) for 30-50 years. They are loyal and fun, and will come to the area every year without fail. The other 20% are from Kansas and Oklahoma. They come regularly and love the area.
- Local Businesses. There has been significant natural gas well development in the area. Their employees, vendors and customers regularly patronize the Shopping Bag. There is a coal mine about 3 miles east of the store. After being closed for approximately 20 years it has reopened and provides outstanding year-round revenue growth to the area and the business.