



# *Four Seasons Greenhouse & Nursery*

Dolores, Colorado



TELLURIDE  
PROPERTIES

On Top of Telluride



[www.FourSeasonsDolores.com](http://www.FourSeasonsDolores.com)



## 26650 Road P

Dolores, Colorado 81323

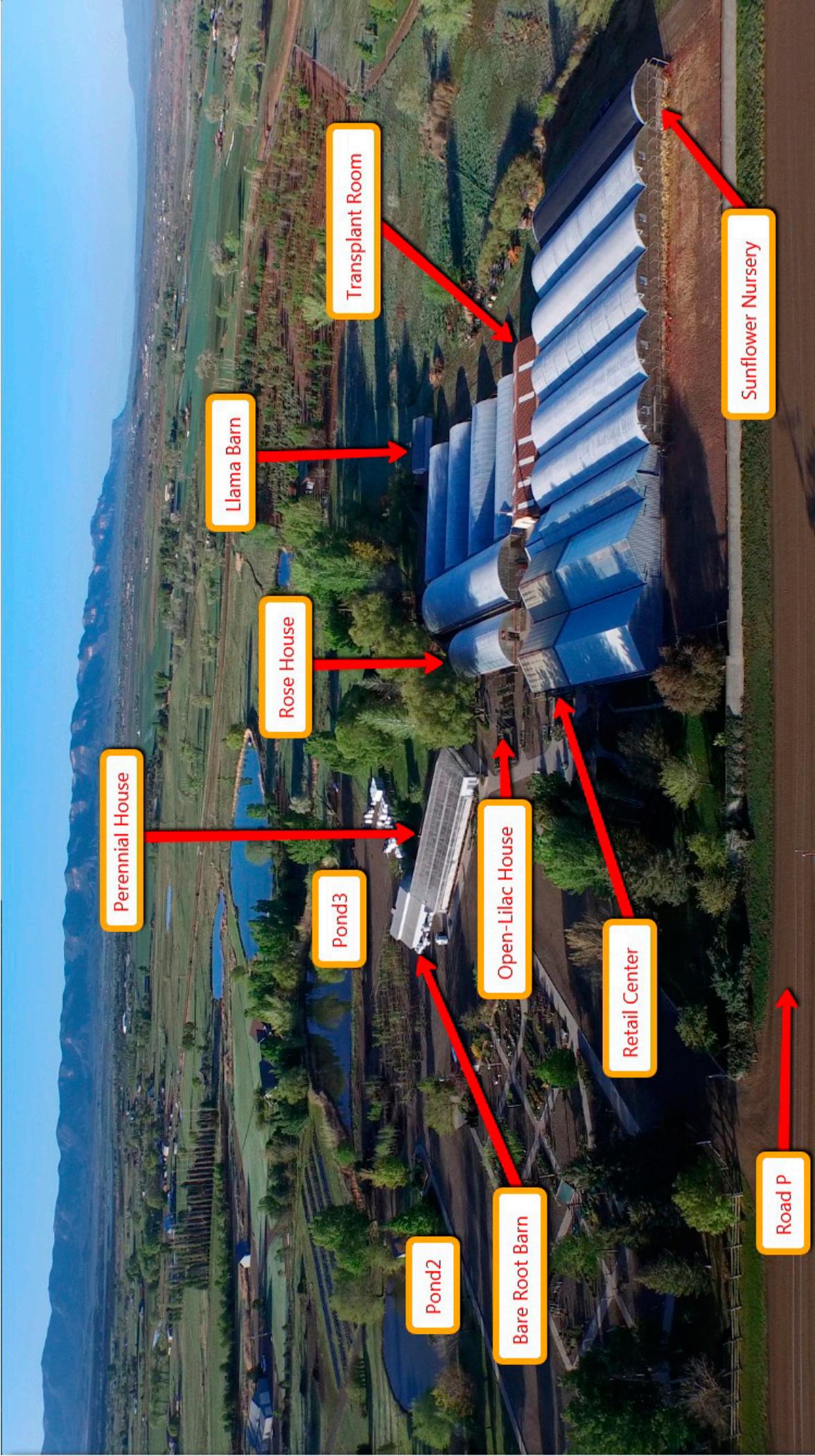
Award winning 22-acre garden center, greenhouse and nursery for sale. Largest garden center, greenhouse, and nursery in the region and winner of multiple national awards. Innovative, established, solid, profitable business with 30+ year history. Also a leader in the local food movement supplying regional restaurants, organic grocery stores, four school districts and local shoppers with certified organic produce. Impressive assemblage of improvements including greenhouses, grow facilities, main home, guest house, and staff quarters. Abundant water shares and taps. Nearly one-acre under cover with room for expansion if additional production is desired. Includes equipment, vehicles, and fixtures.

**\$3,227,000**

MLS# 32429

*Please Note: This information is supplied by third parties and deemed reliable but not guaranteed by either the broker or the owner. Square footage and property sizes are all approximate. Some properties may be in a flood plain, avalanche area, wetlands, other special designated zones or may have pre-existing conditions. Further investigation may be necessary.*

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[www.TellurideAreaHomes.com](http://www.TellurideAreaHomes.com)



Perennial House

Llama Barn

Rose House

Transplant Room

Sunflower Nursery

Pond3

Open-Lilac House

Retail Center

Pond2

Bare Root Barn

Road P



Greenhouses, nursery, retail operation and parking lot make up this assemblage of improvements.



Looking northwest.



Looking southeast.



Looking northeast.



Looking east.



The retail nursery is an integral part of the business operation.



The entrance greets visitors upon arrival. The owners offer a balanced mix of growing supplies, annuals, baskets, herbs, veggies, perennials, hard goods, seeds, bulbs, trees, shrubs, roses, outdoor living merchandise and seasonal plants for sale.





The Rose House holds 650 roses with 80-90 varieties, and bedding plants, hanging baskets, and over-winter perennials.



The Lilac House sits in front of the retail center.



The Perennial House.



The Retail Center.



Outdoor merchandising of perennials has been a successful business component.



Hanging baskets are always a favorite for shoppers and a cash cow for the owners.



The Seed & Bulb section of the Retail Center brings in additional income in the Spring & Fall.



A Lexan glass greenhouse is a centerpiece of the Retail Center.



Hanging baskets and bedding plants are some of the most popular inventory in the Retail Center.



Winter and summer crops include tomatoes, chard, lettuces, arugula, and veggie starts.





Pot-in-a-pot growing field adjacent to one of four ponds on the property. Located on the east side of the pond, with 1,500 - 1,600 pots.



A wide vacant plot of land adjacent to the pot-in-a-pot growing area is a possible expansion field.



Two of the three ponds are split by the event gazebo. The owners garner additional income by hosting weddings and other events at their gazebo.

An extra house is used to accommodate employees.





A private, 3-bedroom primary residence with one bedroom guest house is also on the property.





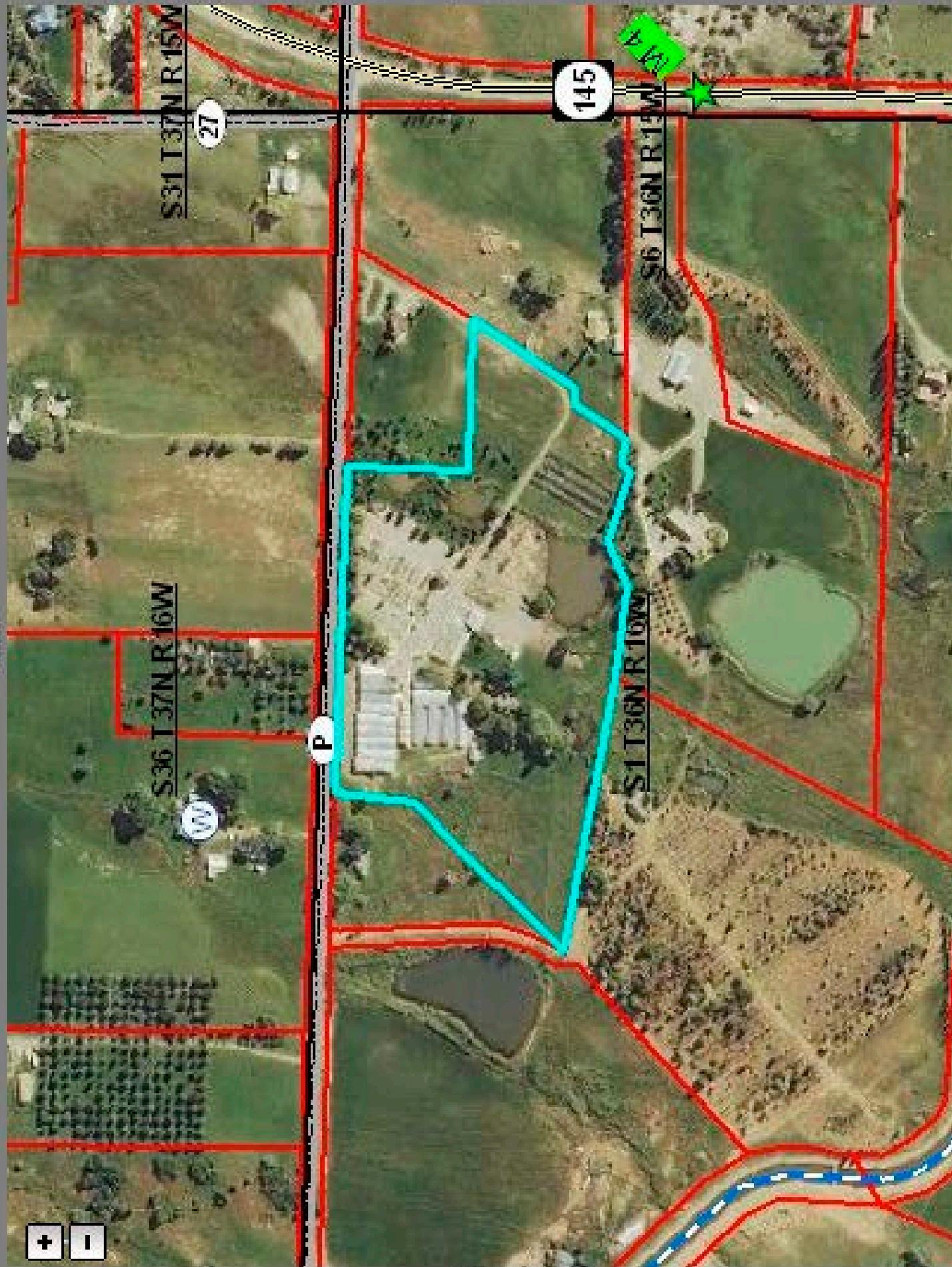
Family Room



Kitchen & Dining  
Room



Spacious bath-  
room with jetted  
tub and inviting,  
warm lighting.





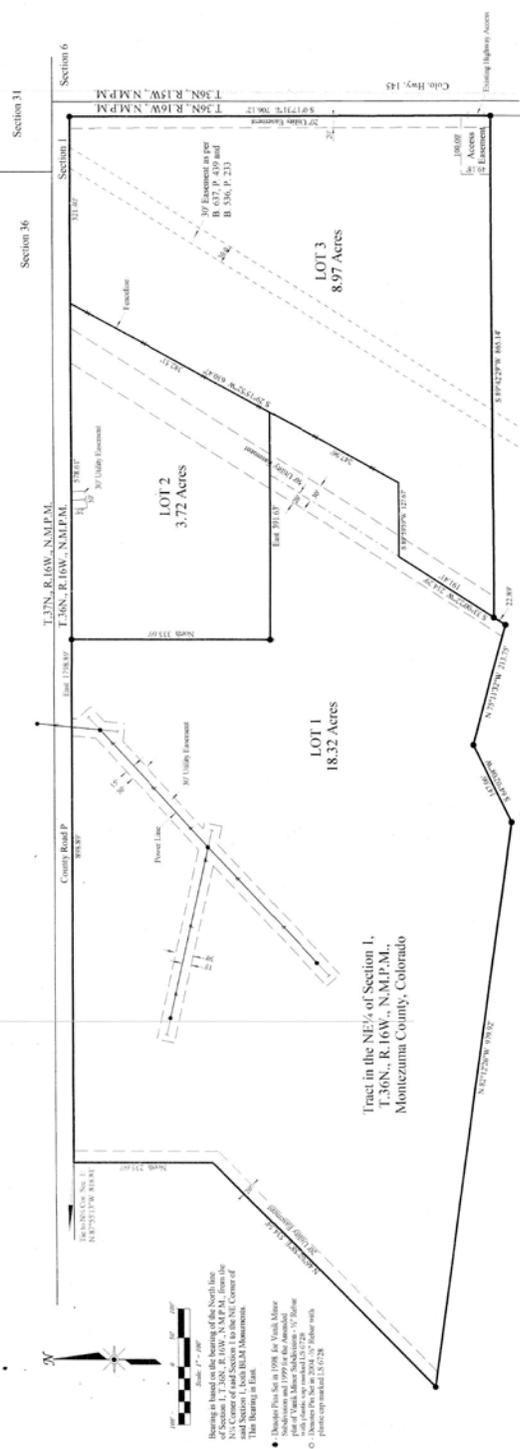
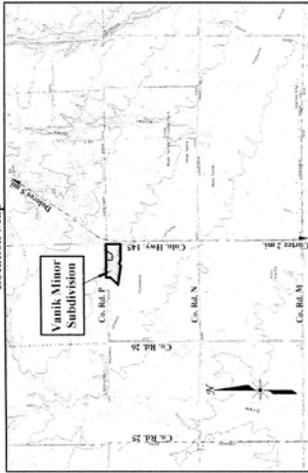
Preliminary Plat of the

## Second Amended Plat of

# Vanik Minor Subdivision

in the NE¼ of Section 1, T.36N., R.16W., N.M.P.M., Montezuma County, Colorado.

Location Map



Bearing to be taken from the North line of Section 1, T.36N., R.16W., N.M.P.M., from the NE¼ Corner of said Section 1 to the SW¼ Corner of said Section 1 is S 89° 15' 00" E 157.00 feet. This bearing is true.

• The above Plat is in full compliance with the provisions of the Colorado Subdivision and Platting Act of 1908, as amended, and 1999 for the Amended Subdivision and Platting Act of 1999. The platting fees were paid on 11/27/2019. © Thomas Engineering, Inc. All rights reserved. 11/27/2019.

**THOMAS Engineering, Inc.**  
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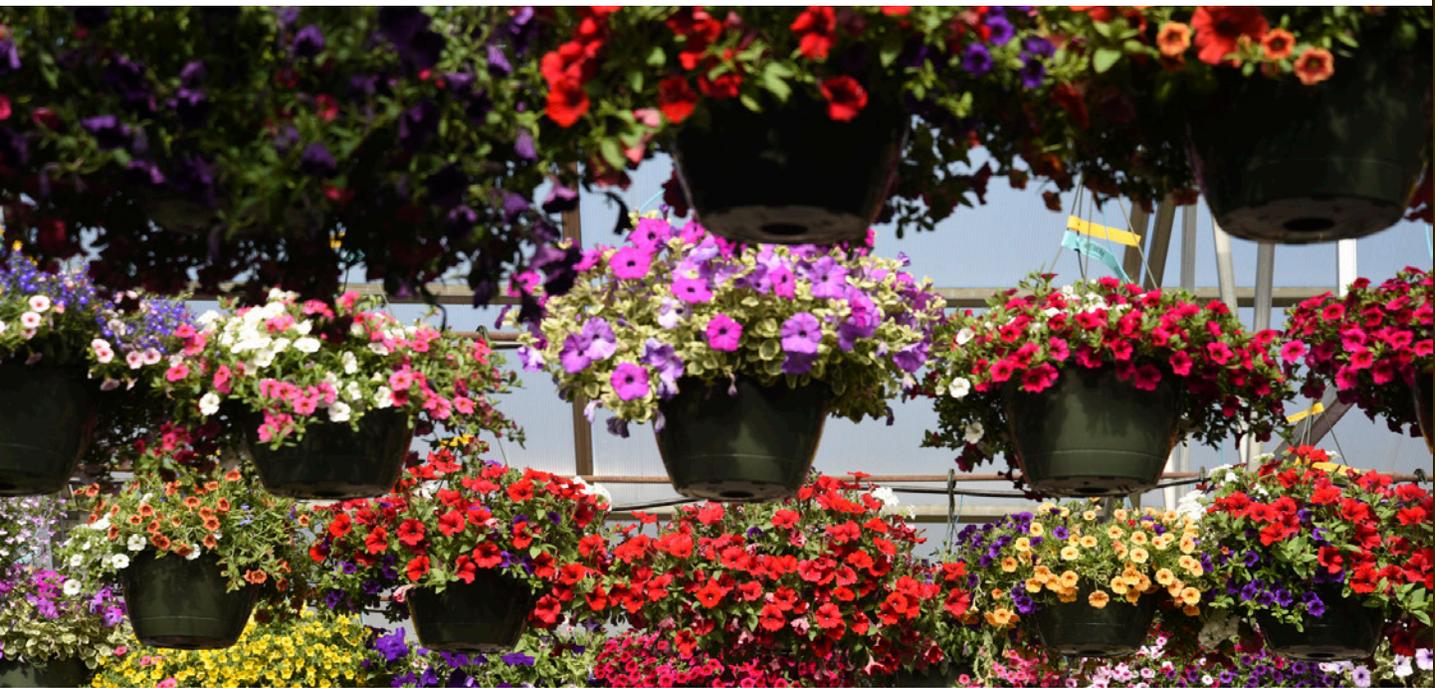
Preliminary Plat of the  
**SECOND AMENDED PLAT OF VANIK MINOR SUBDIVISION**  
 in the NE¼ of Section 1, T. 36N., R. 16W., N.M.P.M., Montezuma County, Colorado.

Date: 2-14-15



## **Greenhouse and Nursery Details**

- Perennial House
- Rose House
- Llama Barn
- Transplant Room
- Sunflower Nursery
- Retail Center
- Lilac House
- Bare Root Barn
- Nursery



Price:	\$3,227,000
Location:	Dolores, CO - Montezuma County
Zoned:	Commercial
Acres:	22.1
Square Feet:	Main House: 2,844, Guest House: 525, Employee House: 1,670
Bedrooms:	Main House: 3, Guest House: 1, Employee House: 2
Bathrooms:	Main House: 2.5, Guest House: 1, Employee House: 1.5
Parking:	90+ spaces
Year Built:	1999, Remodeled in 2006
Exterior Finish:	Stone, Stucco and Cedar Siding
Heat Type:	Natural Gas Forced Air
Utilities:	Public Water, Septic, Phone, Natural Gas
Property Taxes:	\$8,109.14 for 2014
Views:	Sleeping Ute Mountain & Mesa Verde