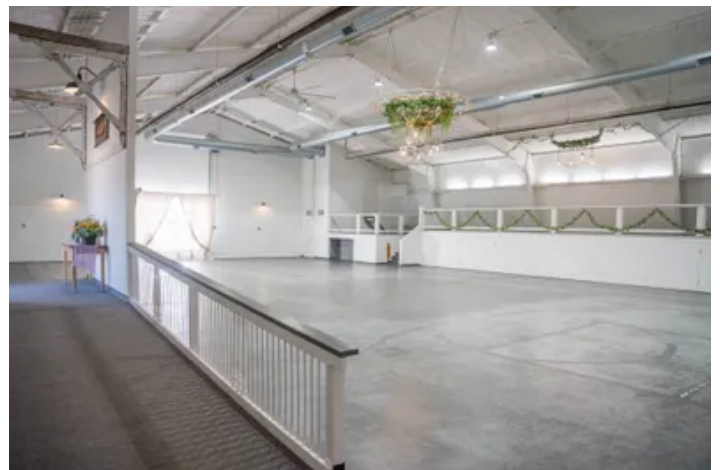


Riverview Event Center
19201 Co Rd 24
Brush, CO 80723

\$900,000
7.38± Acres
Morgan County



**Riverview Event Center
Brush, CO / Morgan County**

SUMMARY

Address

19201 Co Rd 24

City, State Zip

Brush, CO 80723

County

Morgan County

Type

Commercial, Business Opportunity

Latitude / Longitude

40.278534 / -103.701327

Acreage

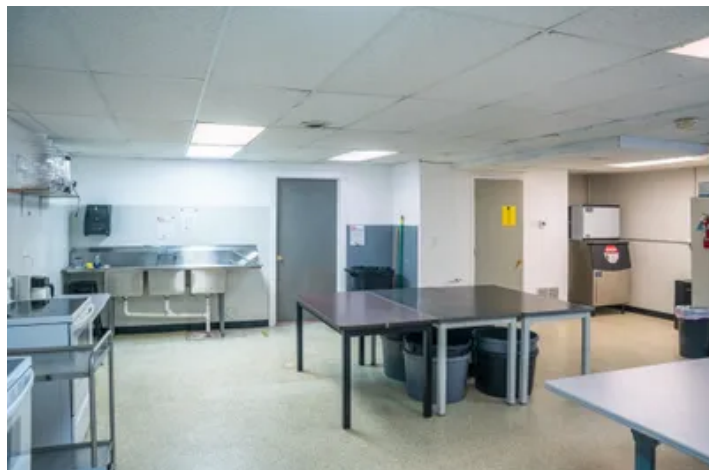
7.38

Price

\$900,000

Property Website

<https://greatplainslandcompany.com/detail/riverview-event-center/morgan/colorado/102930/>



Riverview Event Center Brush, CO / Morgan County

PROPERTY DESCRIPTION

Situated near the South Platte River between Brush and Fort Morgan, Riverview Event Center has become northeastern Colorado's destination for weddings, corporate events, and celebrations of all kinds. This well-established venue is offered as a complete turnkey sale - real estate, business, and all furniture, fixtures, and equipment included.

The Property

Situated on 7.38 acres with ample parking, the property comprises four primary buildings plus a maintenance/storage building, offering exceptional versatility for a new owner.

Main Event Building - The heart of the operation. The main floor event hall spans 90' x 54' with a raised platform (66' x 11') and accommodates up to 300 guests. It comes fully equipped with round tables, folding chairs, a 3-part portable bar, rectangular tables, high chairs, overhead propane heaters, and air conditioning. Upstairs, a 48' x 31' conference room seats 50 and is outfitted with wine refrigerators, a drink cooler, microwave, tables, chairs, cocktail tables, and a projection screen - perfect for corporate events, meetings, or overflow cocktail space. Downstairs, a dedicated Caterer's Corner and staff area (approx. 28' x 65') includes two residential refrigerators, two stoves, a commercial ice maker, microwave, washer/dryer, floor scrubber, shelving, and table linens and decor.

Bridal House - A charming 24' x 54' standalone building featuring an open floor plan, large half bath, dressing room, kitchenette, and comfortable furnishings including couches, bar stools, makeup tables, and mirrors. Equipped with a heat pump providing both A/C and heat. An ideal pre-ceremony retreat for wedding parties.

Apartment / Groom's Room Building - A two-story structure with separate lower and upper units. The upper-level apartment (60' x 24') features an open kitchen, dining and sitting area, two bedrooms, a full bath, half bath, and laundry - connected to a shared propane furnace/HVAC. The ground-level Groom's Room offers a private gathering space with a small kitchenette, two restrooms, office area, lockers, and additional furnishings. Ideal for on-site event staff housing, owner occupancy, or continued bridal party use.

Rental Home - A 1,344 square foot three-bedroom home with living room, dining room, kitchen, full bath, half bath with shower, and an attached unheated garage/storage (16' x 32'). Currently leased to tenants, providing immediate rental income to offset operating costs.

Outdoor Event Spaces - Two dedicated outdoor venues used primarily for weddings, with seating capacity of approximately 240 guests across 33 eight-foot benches, 4 sixteen-foot benches, and 6 three-foot benches. A stunning South Platte River-adjacent setting that is a natural draw for couples seeking a scenic, private backdrop.

The Business

Riverview Event Center has built a reputation as northeastern Colorado's premier rural venue, serving weddings, corporate conferences, reunions, birthday celebrations, artistic workshops, bridal showers, and more. The venue holds a WeddingWire recognition seal and is listed on Eventective, with an established online presence including a website, Facebook, and Instagram. All goodwill, branding, client relationships, and operational systems transfer with the sale.

Property Highlights

- 7.38 acres | Morgan County, CO
- Utilities: Morgan County REA (electric), CHS High Plains (propane), Quality Water
- All event FF&E included
- Income-producing rental home on site
- Established LLC entity transfers with sale

MORE INFO ONLINE:

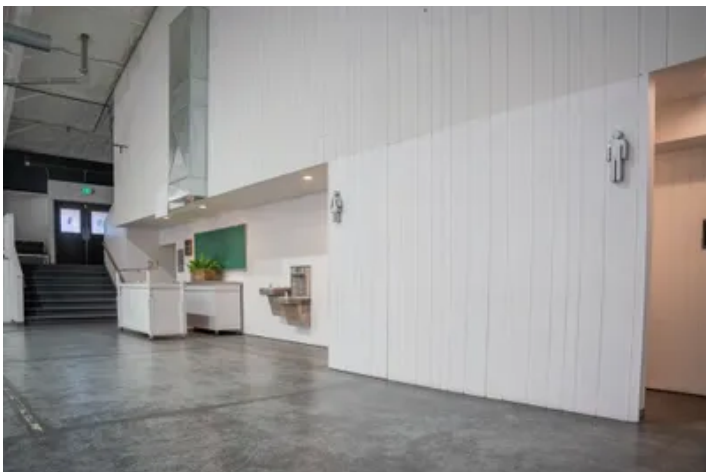
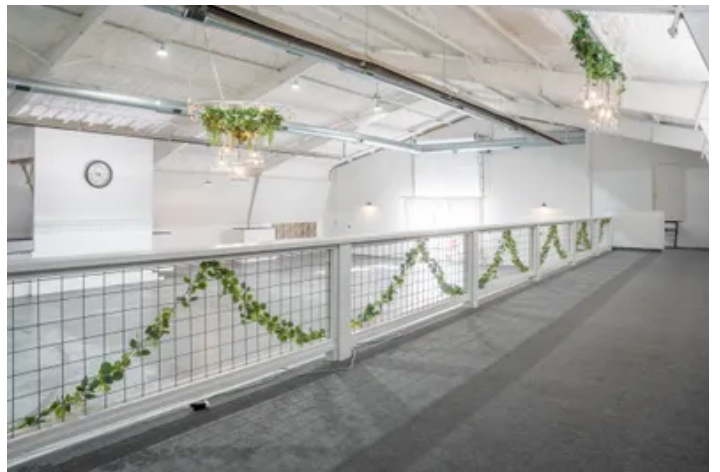
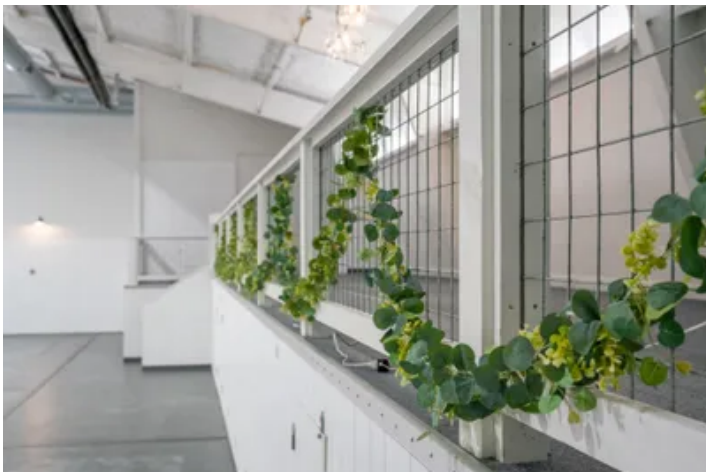
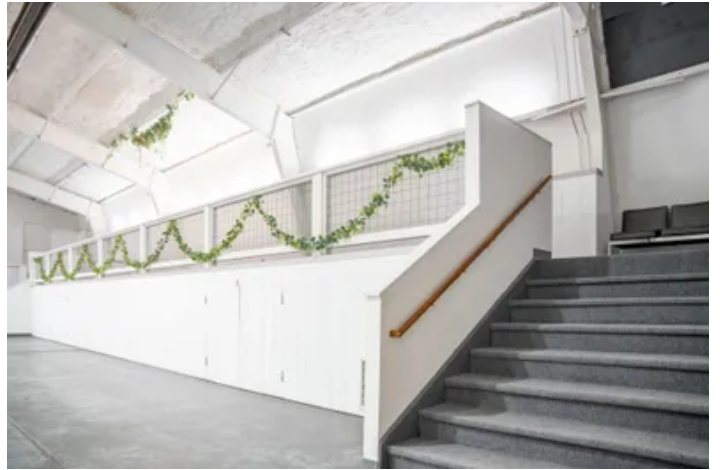
<https://greatplainslandcompany.com/>

Whether you're an entrepreneur looking to step into an operating business, an investor seeking a unique income property, or a hospitality professional ready to expand, Riverview Event Center delivers the infrastructure, reputation, and setting to hit the ground running.

Do not enter the property without a confirmed showing appointment.

Information has been gathered from sources believed to be reliable, including all measurements, square footages, and acreage, but has not been independently verified. Buyers are encouraged to conduct their own due diligence and confirm all details to their satisfaction. Great Plains Land Company makes no warranties or guarantees regarding the accuracy or completeness of this information.

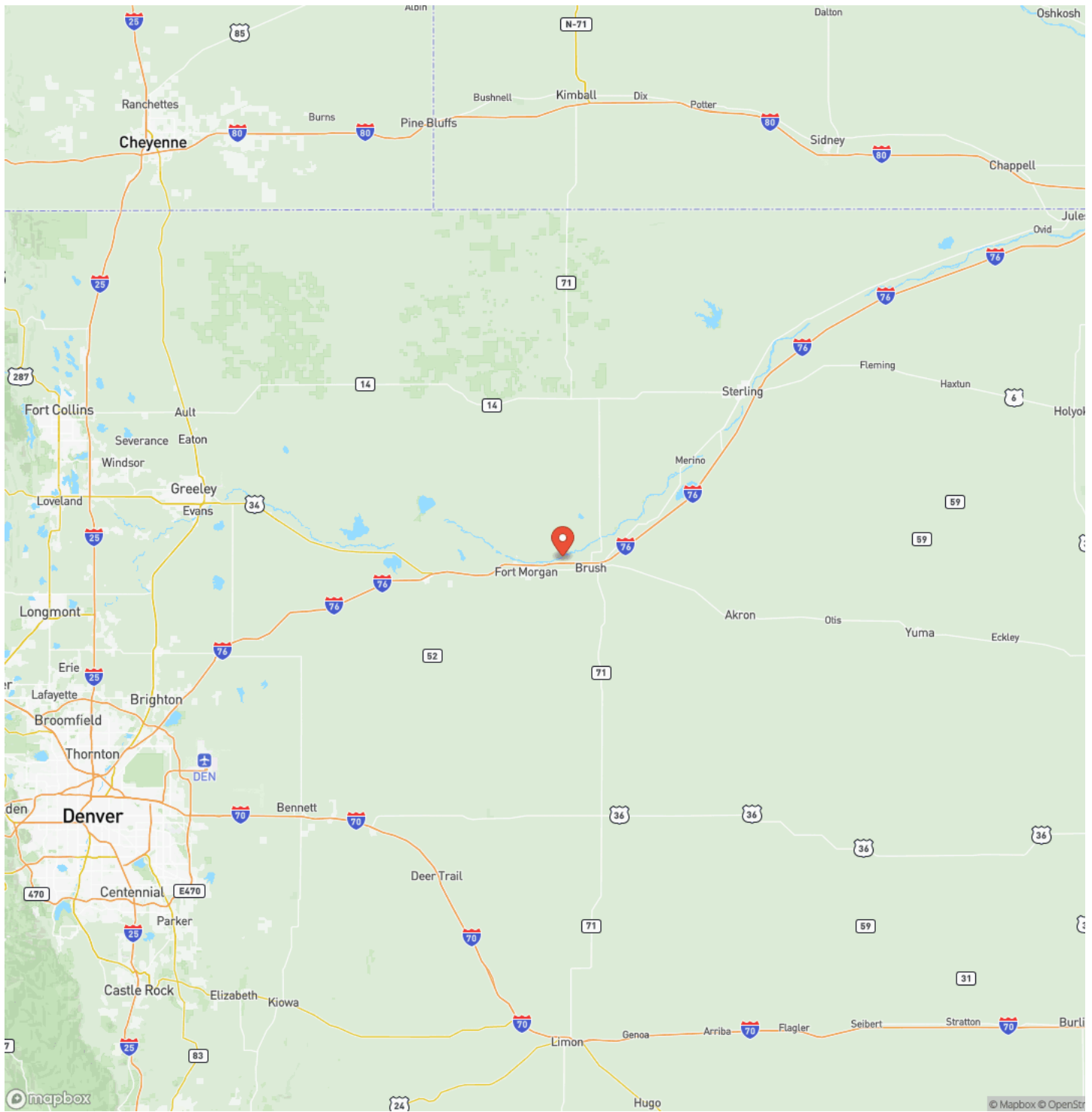
**Riverview Event Center
Brush, CO / Morgan County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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