

7779 & 7783 MORRISON RD.

Lakewood, CO 80227



Property Facts

Front Range Inn	2,436 SF
7779 Morrison Rd	
Airbnb	500 SF
7783 Morrison Rd	
Total Land Size	59,968 SF
Zoning	M-N-S
Airbnb Annual Revenue - \$28,696	
with future upside potential	
Property Taxes - \$20,684	

FOR SALE

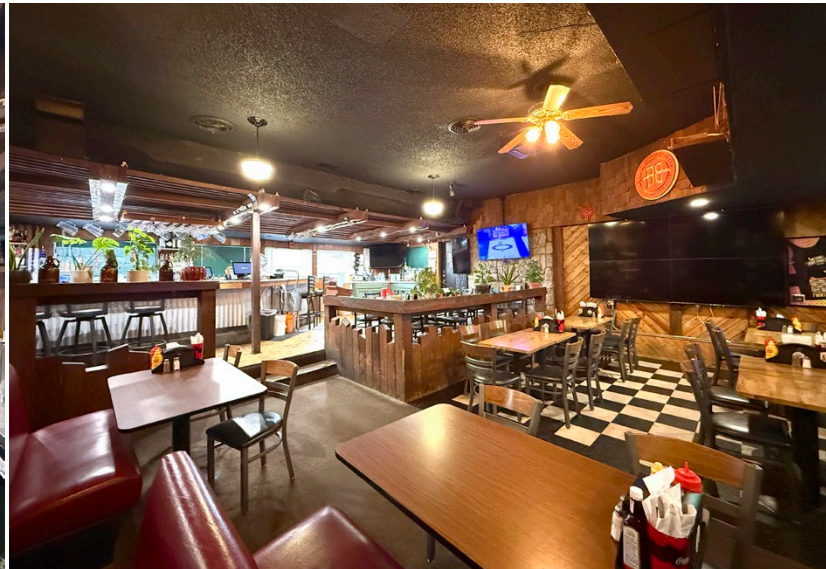
REAL ESTATE AND BUSINESS ACQUISITION OPPORTUNITY

Turnkey bar/restaurant with accessory income-generating asset

- One-of-a-kind charm; recent improvements throughout
- Income-generating Airbnb
- Strong presence of neighborhood-serving retail, restaurants, and service businesses on Wadsworth Blvd.
- Consistent traffic from both residents and visitors heading to Red Rocks and Morrison corridor
- Close to Bear Creek Lake Park and Green Mountain, offering hiking, biking, and outdoor recreation

ASKING PRICE: \$1,425,000

CONFIDENTIAL OFFERING - DO NOT DISTURB TENANT



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7779

Front Range Inn

2,436 SF



[BUSINESS SALE INFO HERE](#)



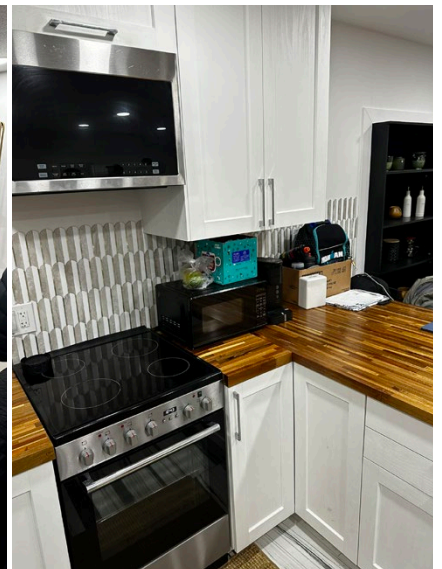
Front Range Inn is an established bar/restaurant dripping with charm and patroned by a devoted local following. The property sits in a desirable location that's well-suited to meet changing customer demands. Just 15 minutes from Red Rocks, it is also situated as a great hub for rideshares and buses to the venue.

Front Range Inn has been a staple since 1969, and as a profitable and efficiently run business, is turnkey and ready for new ownership to step into. This property is perfect for an F&B owner/user who wants to own their own real estate and benefit from in-place income from standalone Airbnb on property.

Recent improvements throughout include kitchen, patio, flooring and an updated **single-family residence which operates as fantastic passive-income-generating Airbnb.** ↓

7783

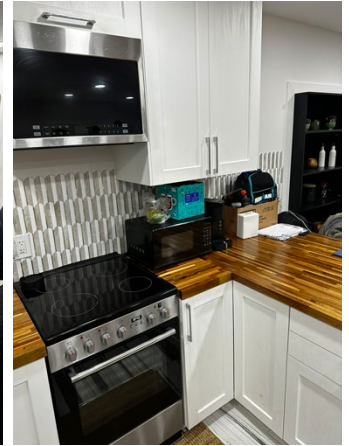
Airbnb 500 SF





Airbnb

500 SF



ALSO AVAILABLE 7895 Morrison Rd.
3,023 SF

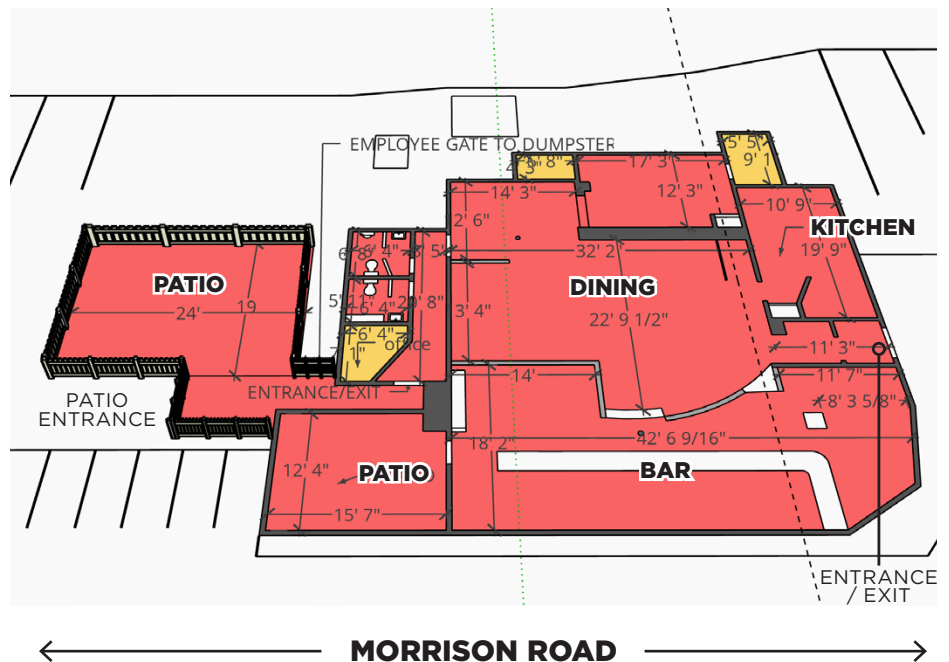


Available Individually for \$775,000



Front Range Inn

2,436 SF



FRONT RANGE INN AND ACCESSORY AIRBNB PROPERTY: \$1,425,000
(ALL THREE PROPERTIES CAN BE PURCHASED FOR \$2,100,000)

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Demographics

	1 MI	3 MI	5 MI
Population	11,982	127,267	325,703
Median Age	43.6	39	38.4
Total Consumer Spending	\$191.6M	\$1.7B	\$4.4B
Avg HH Income	\$120,750	\$97,769	\$97,991