




MLS# 20253459		Status	A	List Price	\$749,000	235 Main Street	Palisade	81526
<div></div> <div></div> <div></div>				<b>Building Type</b> Restaurant, Restaurant/Bar, ... <b>Zoning</b> TC <b>Year Built</b> 1907 <b>Year Remodeled</b> 1990 <b># of Levels</b> 1 <b>Ttl Bldg SqFt</b> 2452 <b>Location</b> Historic, Shopping Center <b>Driveway/Prking</b> Black Top/Asphalt <b>Price per Sqft</b> <b>Current Use</b> BUS <b>Sp Assessment</b> N <b>Sp Asmnt Desc</b> <b>CIC Includes</b> None		<b>Unit #</b> <b>Area</b> Palisade <b>Subdivision Name</b> N/A <b>Taxes</b> 7,539.50 <b>Tax Year</b> 2025 <b>Parcel #</b> 2937-091-10-001 <b>Total Acres</b> 0.11 <b>Lot Size</b> A: 0-0.24 <b>Lot Dimensions</b> 25 x 125 <b>Lot Size Source</b> Assessor <b>Rented Lot</b> <b>Fronts</b> W <b>Elevation</b> 4,600 <b>Lot Description</b> 0' - 75' Frontage		
<b>Business Known As</b> 357 Bar and Grill <b>Current Business Type</b> Restaurant <b>Books Available</b> Y <b>Furn/Fix/Equip \$</b> 100000 <b>NOI</b> 78,000.00 <b>Mortgage \$</b> <b>Yrs Left on Note</b>				<b>Type of Stock</b> Asset <b>Loan Payment \$</b>		<b>Business Desc</b> Restaurant and Bar <b>Year Started</b> 2015 <b>Inventory Incl</b> Y <b>Approx Inv \$</b> 10000 <b>Loan Outstd</b> <b>Mort/Note Hold</b>		<b>Fixtures Incl</b> Y <b>Interest %</b>
<b>Leased</b> N <b>Lse Type/Terms</b> Triple Net <b>Sale Includes</b> Inventory Included, Other-See Remarks <b>Equipment Incl</b> Fixtures/Furniture <b>St Desc/Access</b> City/Town				<b>Leased Incl</b>		<b>MO Lease Pd</b> 0 <b>Lease Expires</b> <b>Energy Rated</b> <b>Features</b> <b>Miscellaneous</b>		<b>Energy Rating</b>
<b>Construction</b> Masonry <b>Exterior Siding</b> Stucco, Brick <b>Roof</b> Tar/Gravel <b>Bsmt/Foundation</b> Slab <b>Floor</b> Concrete, Laminate, Vinyl <b>Fuel</b> Natural Gas <b>Heating Type</b> Forced Air <b>Cooling Type</b> Evaporative Cooler, Refrigerated Central Air <b>Access/Medical Inclusions</b> Other - See Remarks <b>Sale Type</b> N/A				<b>Real Estate Incl</b> Y <b>Real Estate Avail</b> Y		<b>Electric Company</b> Xcel <b>Gas Co</b> Xcel <b>Water Company</b> Palisade <b>Sewer</b> Sewer Installed <b>Sewer Company</b> PALIS <b>Docs Available</b> Other-See Remarks <b>Seller Name</b> Owner <b>Seller Licensed</b> N <b>Avail for Auction</b> N <b>Possession</b> DOD+Funding <b>Bkr Rltn</b> SELA		
<b>Showing Desk</b> 970-892-2200				<b>Terms</b>		Cash, Conventional		
<b>Directions</b> located on the NE corner of E 3rd St and Main St in Palisade, CO.								
<b>Public Remarks</b> 357 Bar & Grill - Business and Property Available. Existing Restaurant & Bar for Sale with Real Estate included in the heart of Downtown/Main Street of beautiful Palisade, CO! 357 Bar and Grill is a long-standing Restaurant & Bar located in Palisade and COMES WITH the property located right on Main Street consisting of a total of 2452 SF including a wide open seating area, fully stocked bar, and a full-service kitchen. All FF&E and Assets are included, as well as all Goodwill, Inventory, IP, branding, etc. Turn-key business operations in place for new ownership.								
<b>Agent Confiden...</b> Contact broker for additional information and for all showings - DO NOT DISTURB THE BUSINESS IN PLACE. All information deemed reliable but to be verified by Buyer/Broker. This offering includes: 1 business, 1 real property. Additional Bar & Grill location available for purchase for additional \$150,000 (357 Reloaded), business only.								
<b>EM Deposit \$</b> 25000				<b>EM Holder</b> Title Company		<b>Attorney</b>		
<b>Org List Price</b> \$749,000		<b>List Date</b> 7/15/2025		<b>Exp Date</b> 5/16/2026		<b>Cont Date</b>		<b>DOM</b> 3
<b>Prc/SqFt</b> \$305.46		<b>Closing Date</b>		<b>Sold Price</b>		<b>How Sold</b>		<b>Cumulative D...</b> 3
<b>Seller Concessions</b>				<b>Concessions \$</b>		<b>Concession Description</b>		
<b>Sell Office - Office Na...</b>				<b>Sell Agent - Agent Name</b>				
<b>List Office</b> VENTURE GROUP				<b>List Agent</b> KYLE SERRANO				
<b>Office Phone</b> MAIN: 970-892-2200				<b>Agent E-mail</b> PHONE: 970-778-0796				
<b>Showing Desk</b> 970-892-2200				<b>Agent Phone</b> kyle@venturegj.com				
07/18/2025				This information is deemed reliable, but not guaranteed.				Agent Full Detail