

3330 N Academy Blvd

3330 N Academy Blvd, Colorado Springs, CO 80917

Presented by
Rod Beers



Price: \$20.00 /SF/YR

1.67ac lot with 15,000sq/ft building with 2 fire hydrates, with 3600 amp electric service plus onsite city transformer (additional power), 2" water line, 6" water line (fire sprinkler), 1800 gallon grease trap, 4 million BTU gas service. 24' (6' by 12') digital signage on Academy Blvd. with full video, remote access, 28,000 cars a day exposure. Location has Tavern liquor license, full service kitchen with hood system, Ansel system, walk-in cooler, sound system, 2- complete full service bars with 2- outdoor patios holding an additional 268 people. Whole building up to code and has food, liquor, retail, occupancy, Tabaco, retail (City & State) license all current. Full remodel in 2010 including plumbing, electrical, HVAC. High exposer location suitable for high volume restaurant, nightclub, bar, brewery, or buildable for multifamily, or retail including service station.

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High Visibility including great access with over 1/2 million in underground utilities at location.

Owner financing available, for sale, rent, rent to own, will carry with down payment. Flexible terms available



Rod Beers

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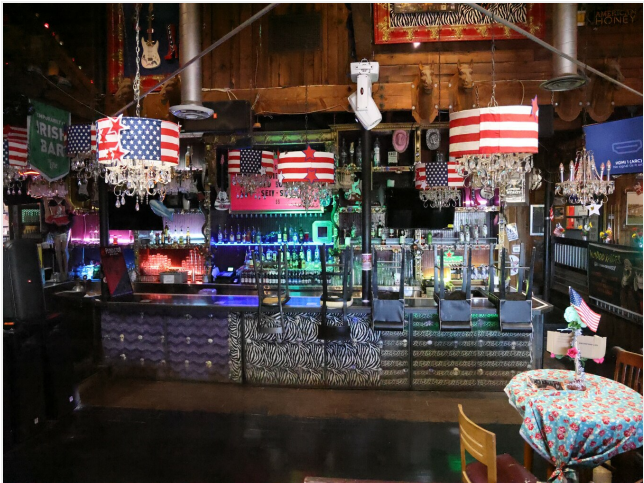
Rod Beers

2270 Palm Dr
Colorado Springs, CO 80918

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First Bar

Listing space

1st Floor

Space Available	14,887 SF
Rental Rate	\$20.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	[object Object]
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Available for ground lease as well

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Property Photos



Main Bar



2nd ladies restrooms

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Property Photos



2nd dance floor



Main Stage Area

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2nd game area

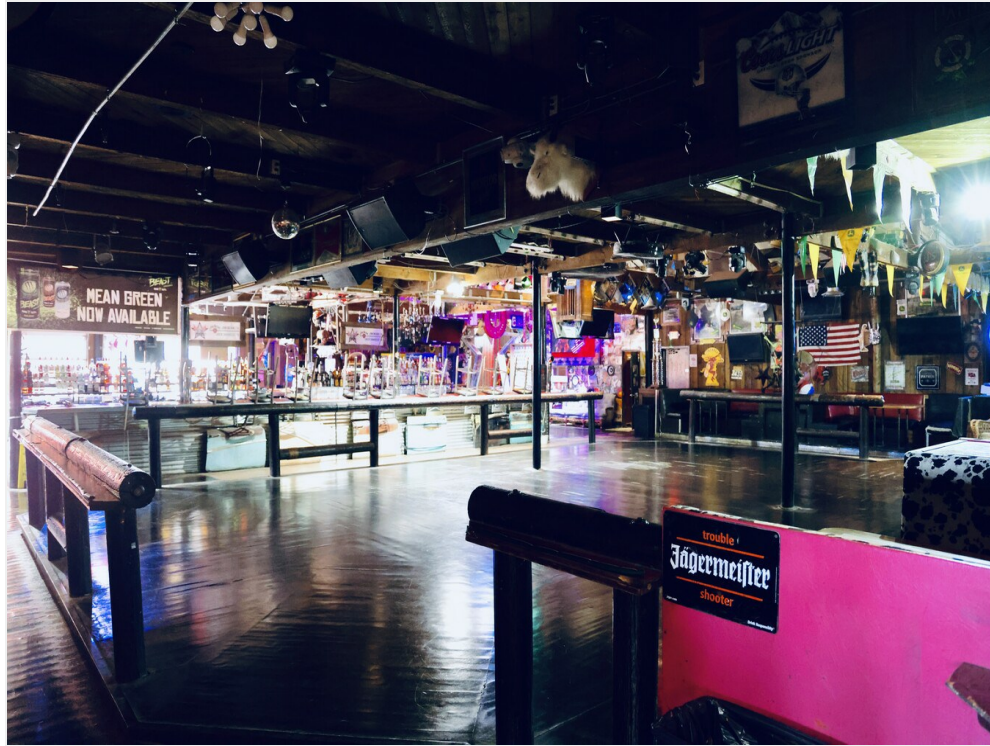


2nd men's restrooms

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Main dance floor

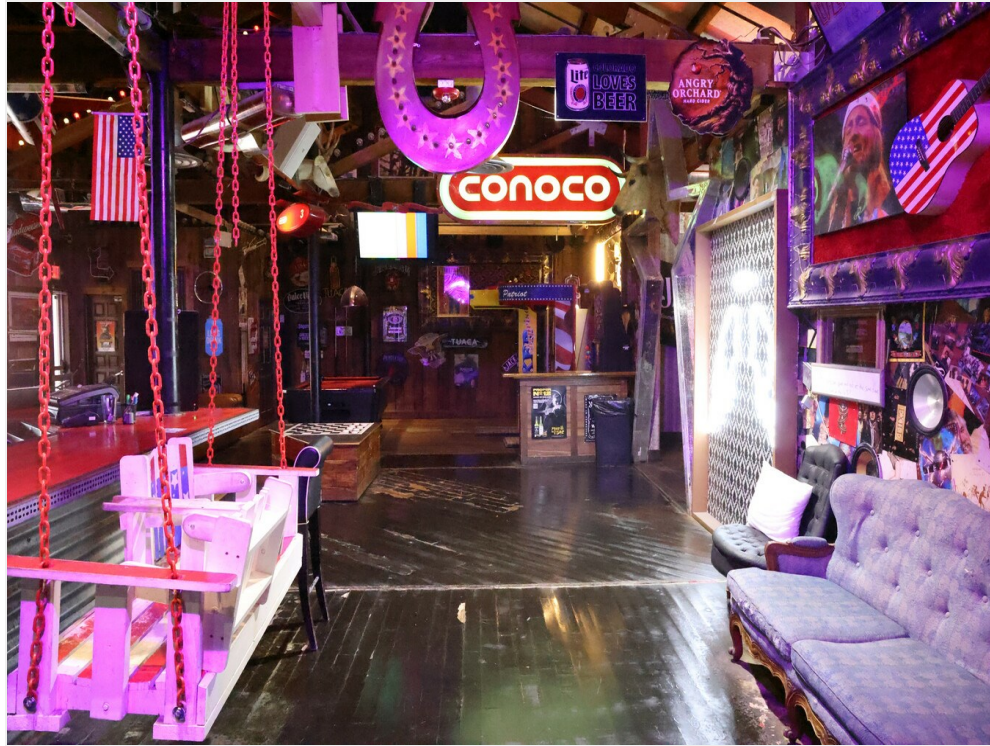


South seating area

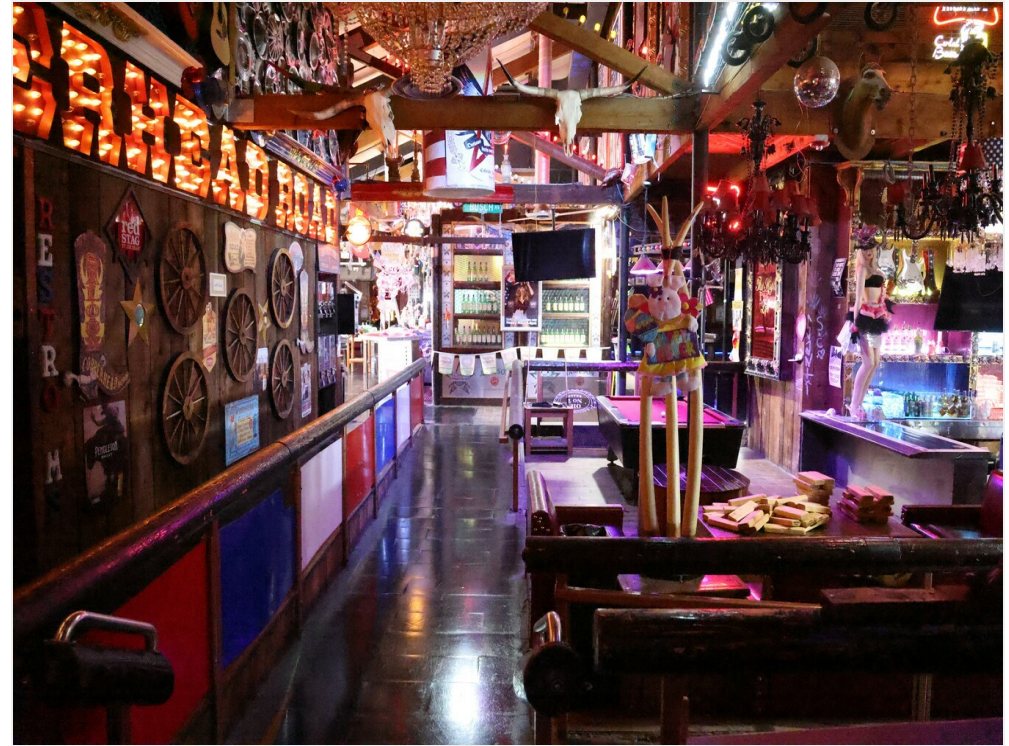
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Property Photos



1st game area with swing



Main entrance

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22' kitchen hood



Prep sink 2nd 18' hood

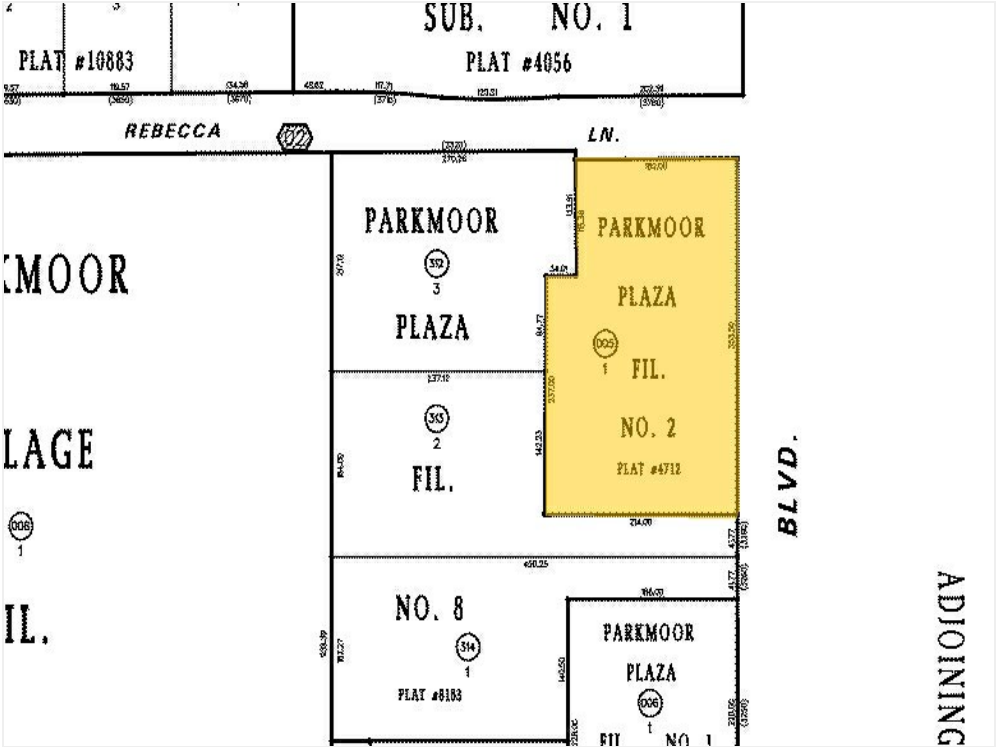
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Property Photos



Building Photo



Plat Map

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Location

