

PLATTE RIVER SALOON

BAR/RESTAURANT IN DOWNTOWN FAIRPLAY

517-523 FRONT STREET, FAIRPLAY, CO 80440



TRANSWORLD®
Commercial Real Estate



FOR SALE \$510,000

Suite 200, 5261 Quebec Street
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

BASEL FLEISCHLI
Commercial Real Estate Broker
office: (970) 223-9586
bfeischli@transworldcre.com

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SECTION I

Property Summary



PROPERTY SUMMARY

Platte River Saloon
517-523 Front Street, Fairplay, CO 80440



Property Summary

Price:	\$510,000
Asset Type:	Retail
Bldg SF:	2,928 SF
Lot Size:	.16 AC
Year Built:	1946/2019
County:	Park
City:	Fairplay

Property Overview

517 Front Street in Fairplay, CO offers a prime downtown location with a turnkey bar/restaurant featuring historic charm, strong local appeal, and proven business potential. The property features a spacious dining area, rustic saloon style bar, commercial kitchen, outdoor patio seating with spectacular views, all set in a high-visibility location with strong local and tourist traffic.

Location Overview

Located in the heart of Fairplay's historic downtown, 517 Front Street is on the town's main commercial corridor. Front Street is a walkable, tourist-friendly area lined with restaurants, shops, galleries, and historic buildings, attracting year-round visitors exploring South Park City Museum, outdoor recreation in the Mosquito Range, and the nearby ski resorts of Breckenridge (just 23 miles away).

As the county seat of Park County, Fairplay also serves as a hub for local government, services, and community events, bringing steady foot traffic from both residents and tourists. The property sits just steps from the Middle Fork of the South Platte River, adding to its Old West character and appeal.

SECTION II

Photos



PROPERTY PHOTOS

PLATTE RIVER SALOON

517-523 Front Street, Fairplay, CO 80440



PROPERTY PHOTOS

PLATTE RIVER SALOON

517 Front Street | Fairplay, CO 80440



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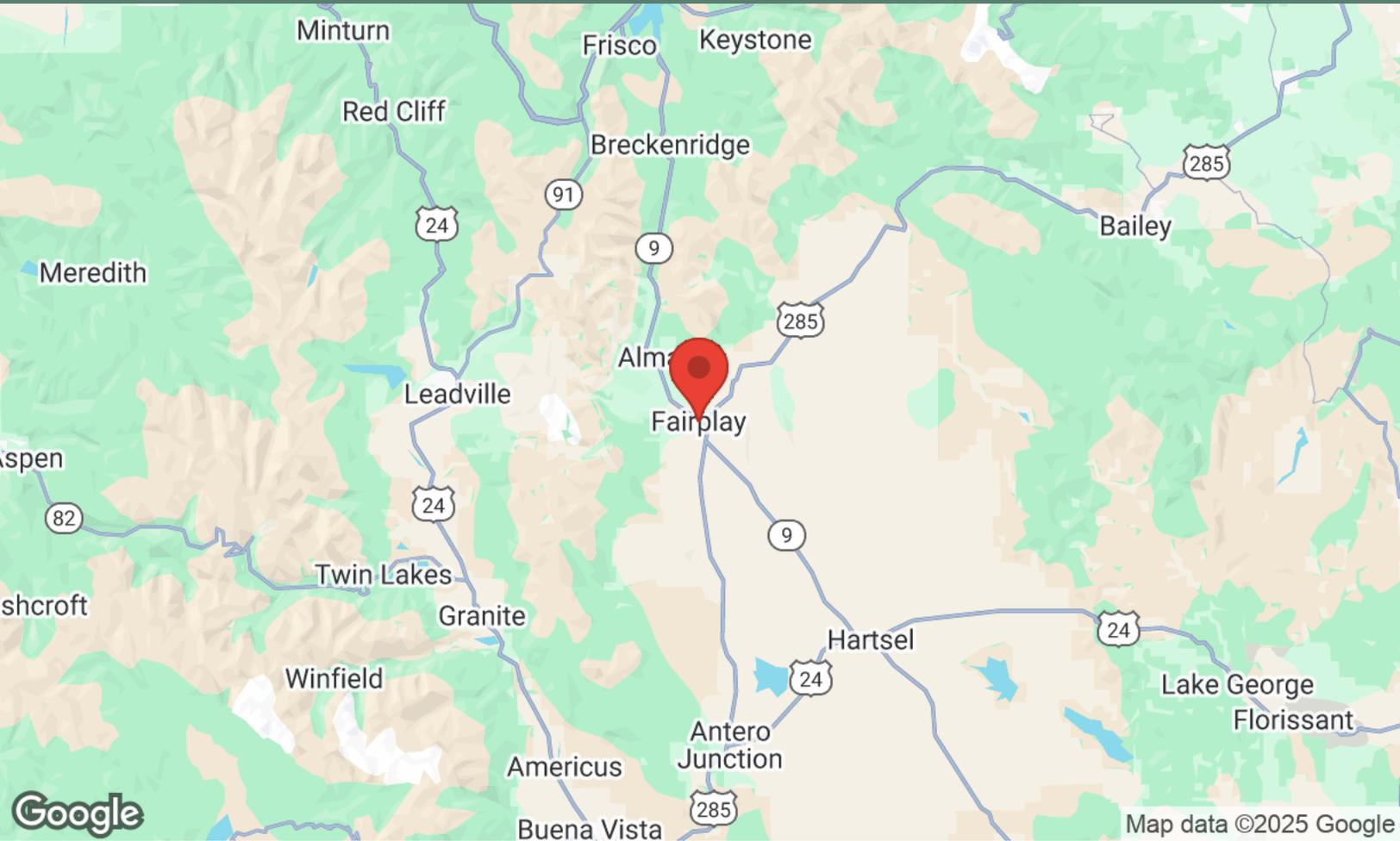
SECTION III

Maps / Demographics



LOCATION MAPS

PLATTE RIVER SALOON
517-523 Front Street, Fairplay, CO 80440



BUSINESS MAP

PLATTE RIVER SALOON

517-523 Front Street, Fairplay, CO 80440



 Dollar General

 St. Joseph Catholic Church

 The Salt Licking Goat Clothing Company

Colorado Mountain Hat Co

Front Street River Park

South Park Town Hall

K C Car Wash

 Fairplay Town Hall

 Shell

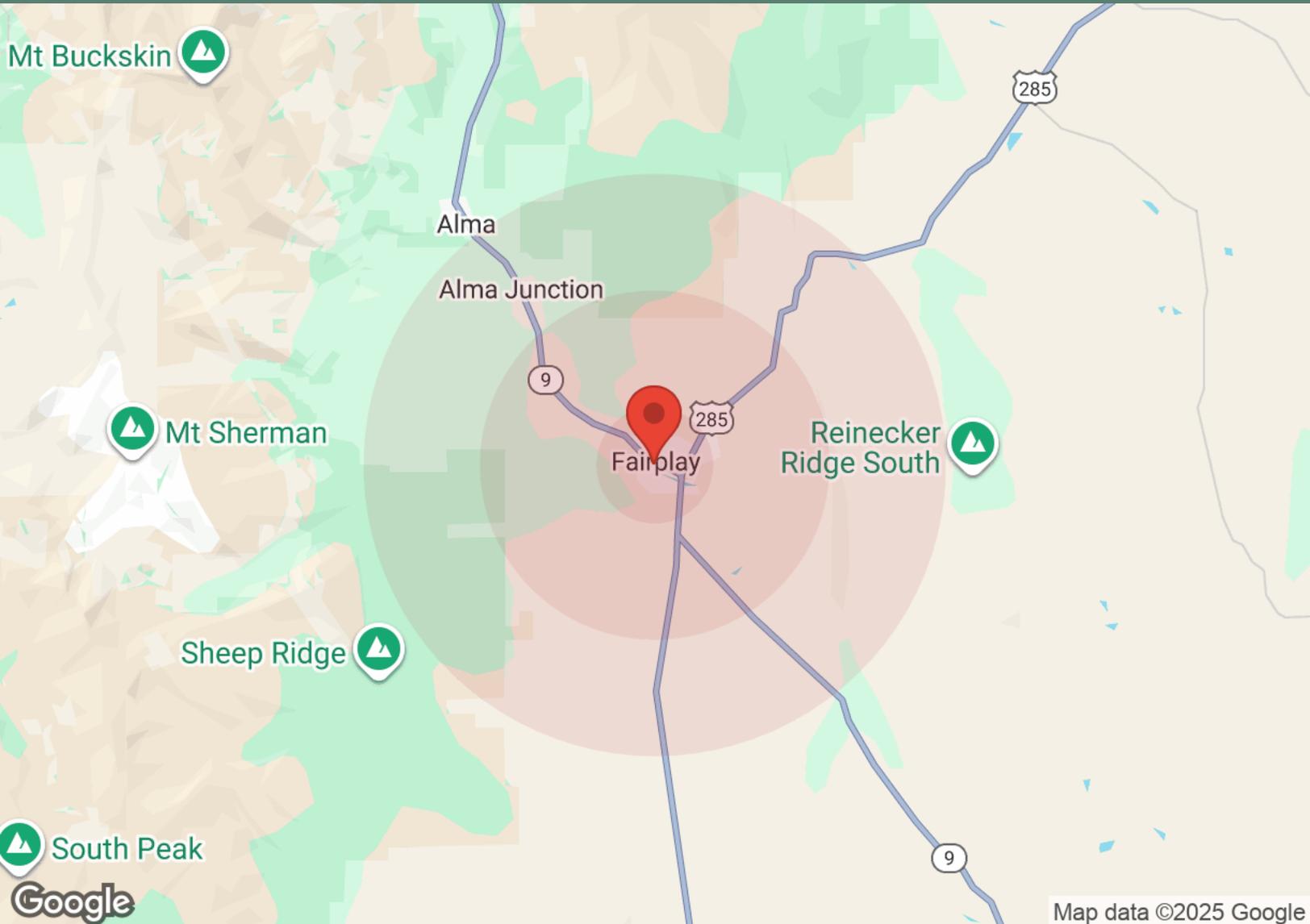
 NAPA Auto Parts - Fairplay Auto Supply

 Utopia Tire and Auto Repair

DEMOGRAPHICS

PLATTE RIVER SALOON

517 Front Street | Fairplay, CO 80440



Map data ©2025 Google

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	463	877	1,227	Median	\$90,185	\$89,852	\$90,908
Female	353	691	960	< \$15,000	15	35	45
Total Population	816	1,568	2,187	\$15,000-\$24,999	23	54	69
				\$25,000-\$34,999	7	17	26
Age				\$35,000-\$49,999	44	87	118
Ages 0-14	103	192	269	\$50,000-\$74,999	43	87	118
Ages 15-24	65	123	170	\$75,000-\$99,999	99	154	221
Ages 25-54	415	765	1,066	\$100,000-\$149,999	114	239	333
Ages 55-64	124	245	347	\$150,000-\$199,999	21	36	54
Ages 65+	107	242	336	> \$200,000	19	34	50
				Housing			
Race				Total Units	712	1,380	1,936
White	718	1,378	1,922	Occupied	386	742	1,035
Black	8	15	22	Owner Occupied	283	564	784
Am In/AK Nat	2	3	4	Renter Occupied	103	178	251
Hawaiian	N/A	N/A	1	Vacant	326	639	902
Hispanic	58	117	162				
Asian	8	16	23				
Multi-Racial	19	34	49				
Other	2	3	5				

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker