



Features

- Turn Key Restaurant with Real Estate
- 3,999 SF Restaurant
- Zoning B2
- Conveniently Located with High Visibility
- Redeveloping Area
- 50 Year History with Faithful Patrons
- Generous Public Parking
- Hotel & Restaurant Class Liquor License
- PRICE: \$998,000

Overview –Please Do Not Disturb Tenant or Employees

Turn Key Restaurant with Real Estate for Sale. This full service restaurant with beautiful bar, comfortable dining and a banquet room has a nearly fifty year history of great food, service and faithful patrons. This long-time restaurant is fully equipped with a balanced mix of table and booth seating and can also accommodate large parties. The efficient kitchen with a nine-foot exhaust hood, walk-in refrigeration, and grease trap, can easily accommodate any menu. The facility and dining layout operates as a full-service restaurant, but could be converted to a fast casual concept as well. Conveniently located with great visibility and high traffic counts, this restaurant site has access to generous public parking and has a transferable Hotel & Restaurant Class Liquor License.

Contact:

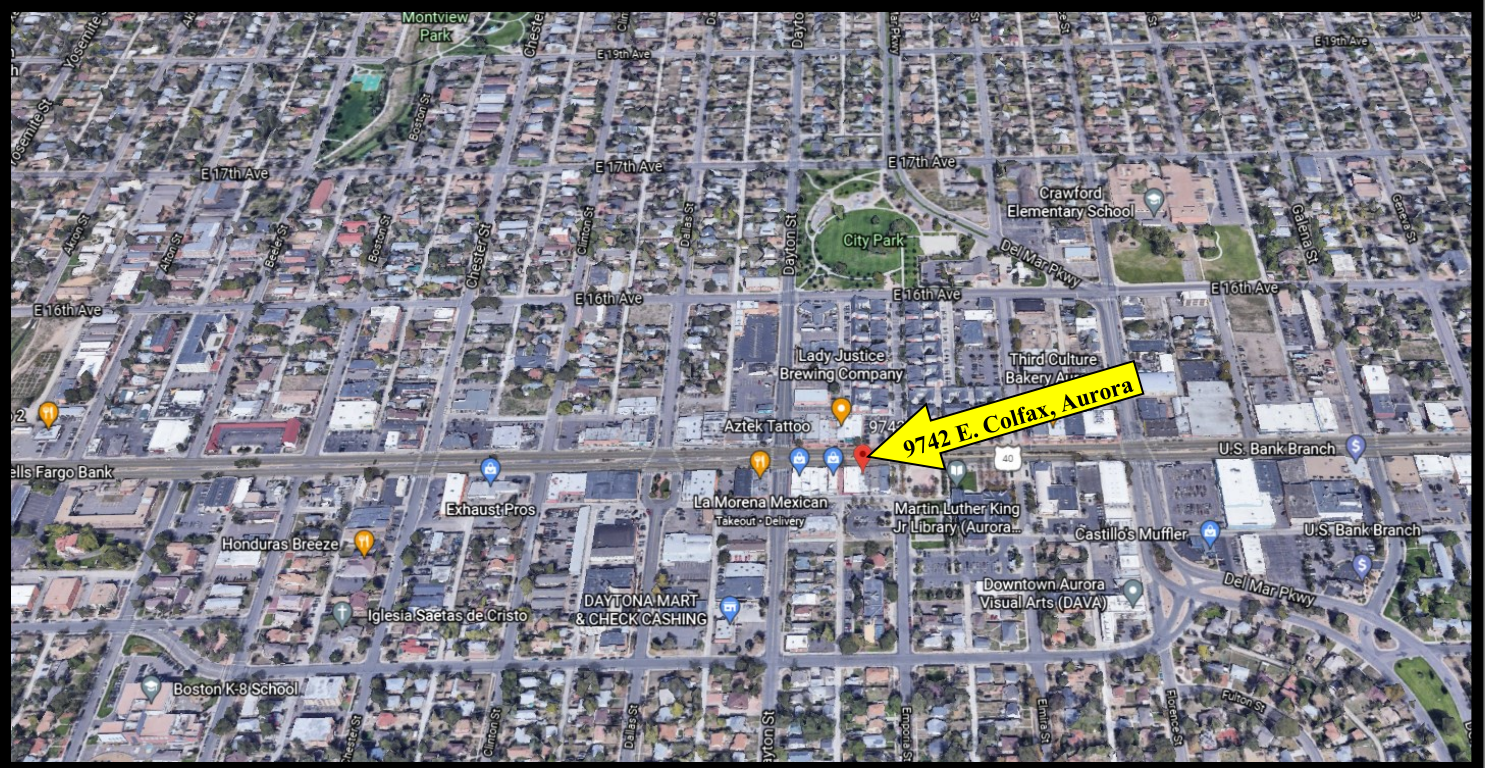
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SANBORN AND COMPANY

**Restaurant and Bar
Real Estate For Sale
9742 E. Colfax, Aurora, CO 80010**



Demographics*	1 Mile	3 Miles	5 Miles
Population	32,513	175,513	453,171
Average HH Income	\$58,492	\$93,077	\$93,488
Traffic Count	36,807 ADV		

*Source CoStar.com

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