

ASSET SALE

TACOS TEQUILA WHISKEY

1514 YORK STREET, DENVER, CO 80206



RESTAURANT | 1,372 SF | TRANSFERRABLE LIQUOR LICENSE

**OPERATING RESTAURANT - DO NOT DISTURB EMPLOYEES
ALL COMMUNICATION THROUGH BROKER**



PROPERTY HIGHLIGHTS

- Turnkey Restaurant with Transferrable Liquor License
- Basement with Walk In and Prep Space
- Patio With Additional Seating in Front
- Denseley Populated City Park Neighborhood
- Fully Built Out Space For Quick Opening

TRAFFIC COUNTS: 21,000 VPD - York St. & E. Colfax Ave.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
Est. Population	34,228	236,990	510,558
Avg. HH Income	\$124,062	\$138,492	\$129,546



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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