

COAL CREEK RESTAURANTS

CANYON TAVERN & WONDERVU CAFE | GOLDEN, CO 80403



CANYON TAVERN

32138 COAL CREEK CANYON DRIVE

- 5,108 SF Total Building Size
- 2,600 SF Fully Equipped Restaurant
- 1,575 SF Residential Unit (Lower Level)
- 585 SF Storage Room (Lower Level)
- 340 SF Office (Lower Level)
- 0.81 Acre Lot

RESTAURANT

- Large, Fully Equipped Commercial Kitchen
- Phenomenal Horseshoe Bar, The Centerpiece of the Entire Restaurant
- Cozy Fireplace & Game Room
- Large Dining Room with Expansive Mountain Views
- Large Outdoor Patio with One of a Kind Views

RESIDENTIAL

- Residential Unit with 2 Bedrooms, Full Bath, Full Kitchen, In Unit Laundry, Generous Living Area, & Expansive Fenced in Yard
- Garage with Access to Commercial Storage and Office Space & Residential Unit

LOT

- Large Parking Lot
- Outdoor Smoker

WONDERVU CAFE

33492 COAL CREEK CANYON DRIVE

- 3,200 SF Fully Equipped Restaurant
- 600 SF Standalone Retail Building
- 0.43 Acre Lot

RESTAURANT

- Well Equipped Commercial Kitchen with Hood, Grease Trap, & Walk In Coolers
- Breakfast Counter with Glass Grab & Go Case
- Large Dining Room
- Expansive Sunny Patio with the Front Range View that Wondervu is Famous For
- Separate Event Room for Bigger Groups, Private Parties, & Community Events

RETAIL

- 600 SF Standalone Cafe/Market with Walk Up Window. Great for Grab & Go Options. Adds More Diversified Offering Separate from the Main Restaurant Building
- Outdoor Courtyard Between Retail & Restaurant with Additional Seating

LOT

- Tree Filled Lot Along Canyon Road
- Centralized Town Location Surrounded by Residential
- Easy Pull Off Access in Front & Other Easy Parking Nearby

John Livaditis

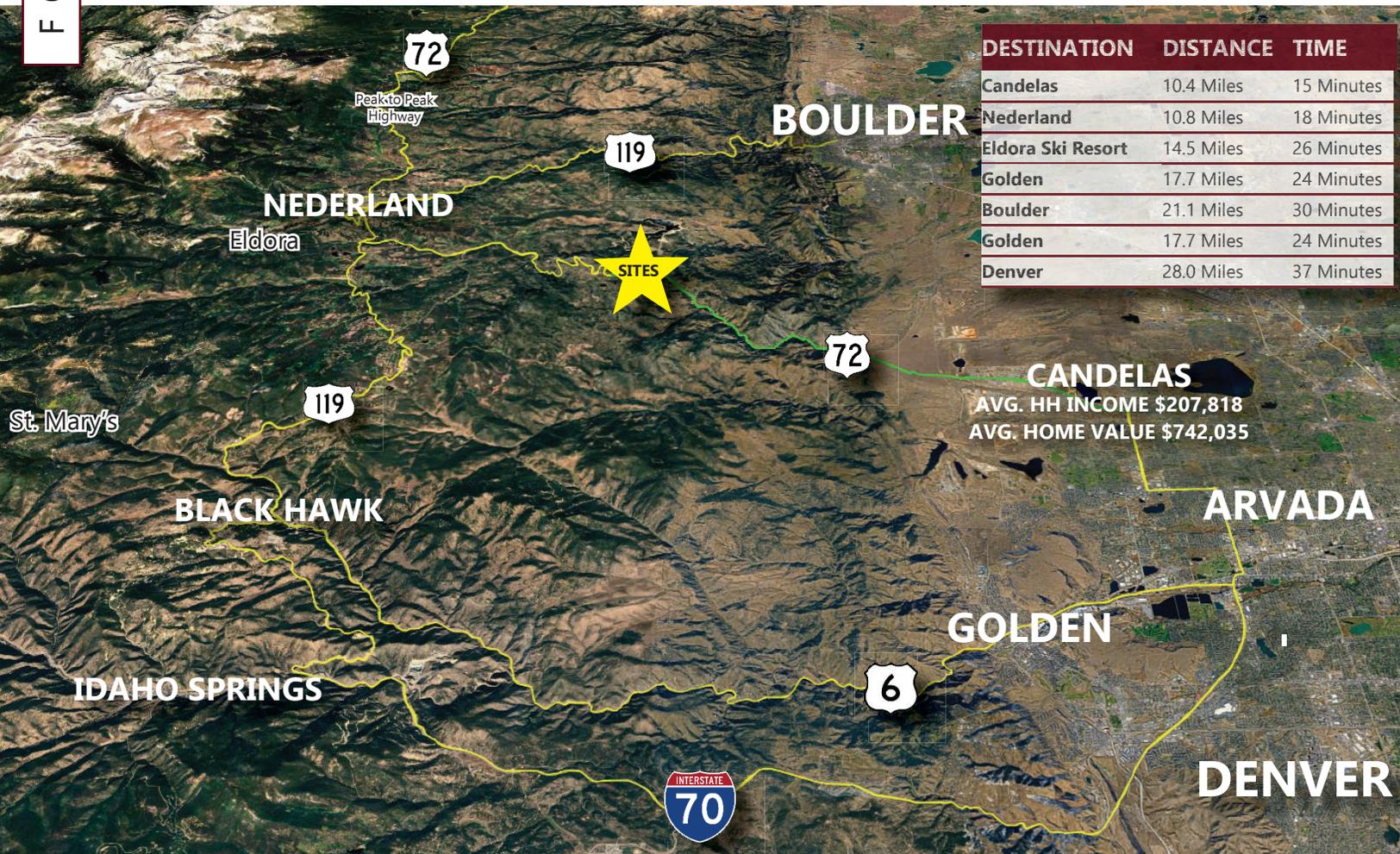
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FOR SALE

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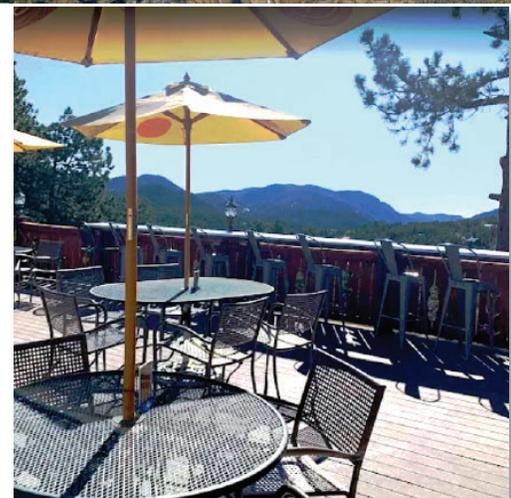


DESTINATION	DISTANCE	TIME
Candelas	10.4 Miles	15 Minutes
Nederland	10.8 Miles	18 Minutes
Eldora Ski Resort	14.5 Miles	26 Minutes
Golden	17.7 Miles	24 Minutes
Boulder	21.1 Miles	30 Minutes
Golden	17.7 Miles	24 Minutes
Denver	28.0 Miles	37 Minutes

CANDELAS
 AVG. HH INCOME \$207,818
 AVG. HOME VALUE \$742,035

INVESTMENT HIGHLIGHTS

- Rare Owner Operator Opportunity for Two Restaurants in Coal Creek Canyon
- Prime Mountain Corridor Location Between Boulder, Nederland, & Arvada
- Easy Access to Boulder & Denver Metros While Offering True Mountain Experience
- Destination Dining Potential Serving Canyon Residents & Front Range Visitors
- Limited Nearby Restaurant Competition Creating Strong Local Draw
- Highly Visible Roadside Location Along Scenic Canyon Route
- Ample Parking Relative to Mountain Area Standards
- Strong Lifestyle Business Appeal with Upside for Brand Development
- Short, Scenic Drive From Rapidly Expanding Candelas Neighborhood in Arvada with More Than 19,000 Residential Units
- Appeals to Buyers Seeking Experiential Real Estate, Not Just Square Footage



[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

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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