

TURNKEY BAR ON VIBRANT PLATTE ST.
SUBLEASE

1,115 SF



2420 17th Street #103

Denver, CO 80202

KEEP CONFIDENTIAL - No unsolicited contact and no inquiries to the bar.

Turnkey Bar on Platte St.

On one of the best streets in LoHi, turnkey bar opportunities are rare. This is an opening to step into a beautifully built out bar with existing clientele and high profit margins.

With the cost of F&B buildout averaging \$350/SF and retail rents in the area skyrocketing to \$50s+/SF, you can take over a below market lease and save hundreds of thousands on buildout costs. There is flexibility with ownership to either take over the concept or create your own.

Serious inquiries only.

SUBLEASE RATE

\$5,100/Month Rent (\$3,241 Base Rent + Utilities & NNN)

4 years left on the lease with 2 5-year options

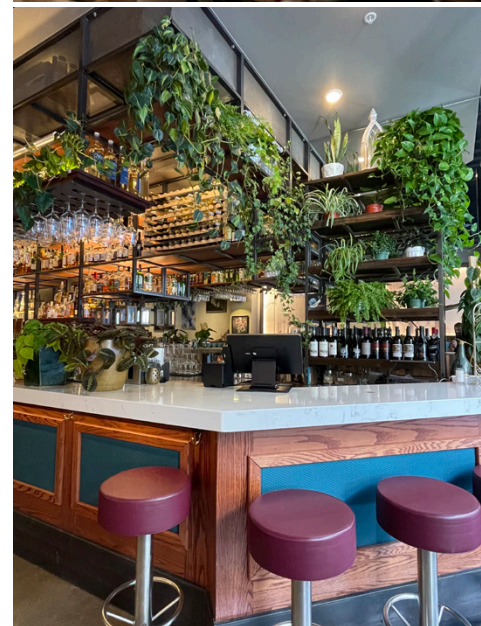
Business purchase sale price: \$295,000

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Demographics	1 MI	3 MI
	2023 Population	40,639
2028 Projection	42,738	228,915
Average HH Income	\$129,840	\$102,968

