

ROADHOUSE/RESTAURANT/MUSIC VENUE FOR SALE

17999 W COLFAX AVE

17999 WEST COLFAX AVENUE, GOLDEN, CO 80401



COMMERCIAL FOR SALE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200  
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>PRICE:</b>	\$4,150,000
<b>BUILDING SF:</b>	2,867
<b>PRICE / SF:</b>	\$1,447.50
<b>LOT SIZE:</b>	2.97 Acres
<b>YEAR BUILT:</b>	1973
<b>RENOVATED:</b>	2018
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	6.11/1000
<b>ZONING:</b>	C1 - General Commercial

## Property Description

Exciting Investment Opportunity: Roadhouse/Restaurant/Music Venue + Land = Future Development Potential for Sale!

Are you an investor with an eye for potential and a passion for entertainment? Here's a golden opportunity to acquire a prime piece of real estate that includes a popular bar/roadhouse and expansive land with exciting future development prospects.

The Established Business is also for sale: Walk into a fully operational bar/roadhouse that has already captured the local scene's attention. The business boasts a loyal clientele, a dynamic atmosphere, and a track record of success. The FFE are included in the separate sale price of \$499,000.00. Turnkey Business: No need to start from scratch. Step into a profitable business with a proven concept and an established customer base. Included Assets: The sale includes all assets needed to operate the business smoothly, from furnishings and equipment to licenses and permits.

Acquire a well-established bar/roadhouse that's already a hit with the crowd. Featuring Live Music & entertainment. This hotspot has a reputation for unforgettable nights and promises an immediate return on investment.

Future Development Land: Unlock the doors to limitless possibilities with adjoining land primed for development. Imagine the potential for expanding the current establishment, creating new entertainment ventures, or capitalizing on the area's growth.

## PROPERTY OVERVIEW

Located on Colfax Ave. Just off of I-70. Easy access to the Front Range and Highway 40, 6th Avenue & C470. Full bar, grill, and merchandise. Home to one of Colorado's largest outdoor patio and music venues.

# PROPERTY PHOTOS

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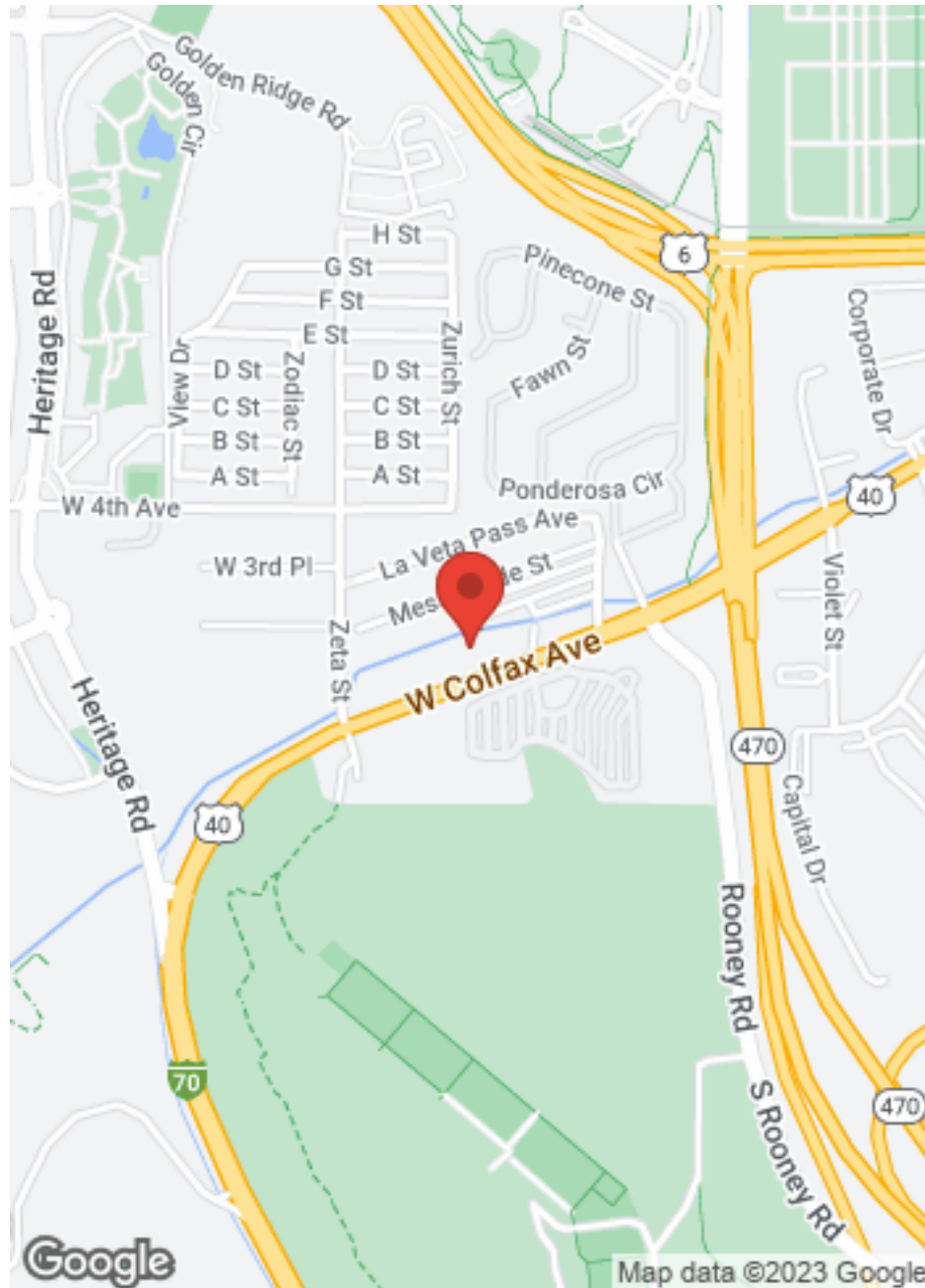
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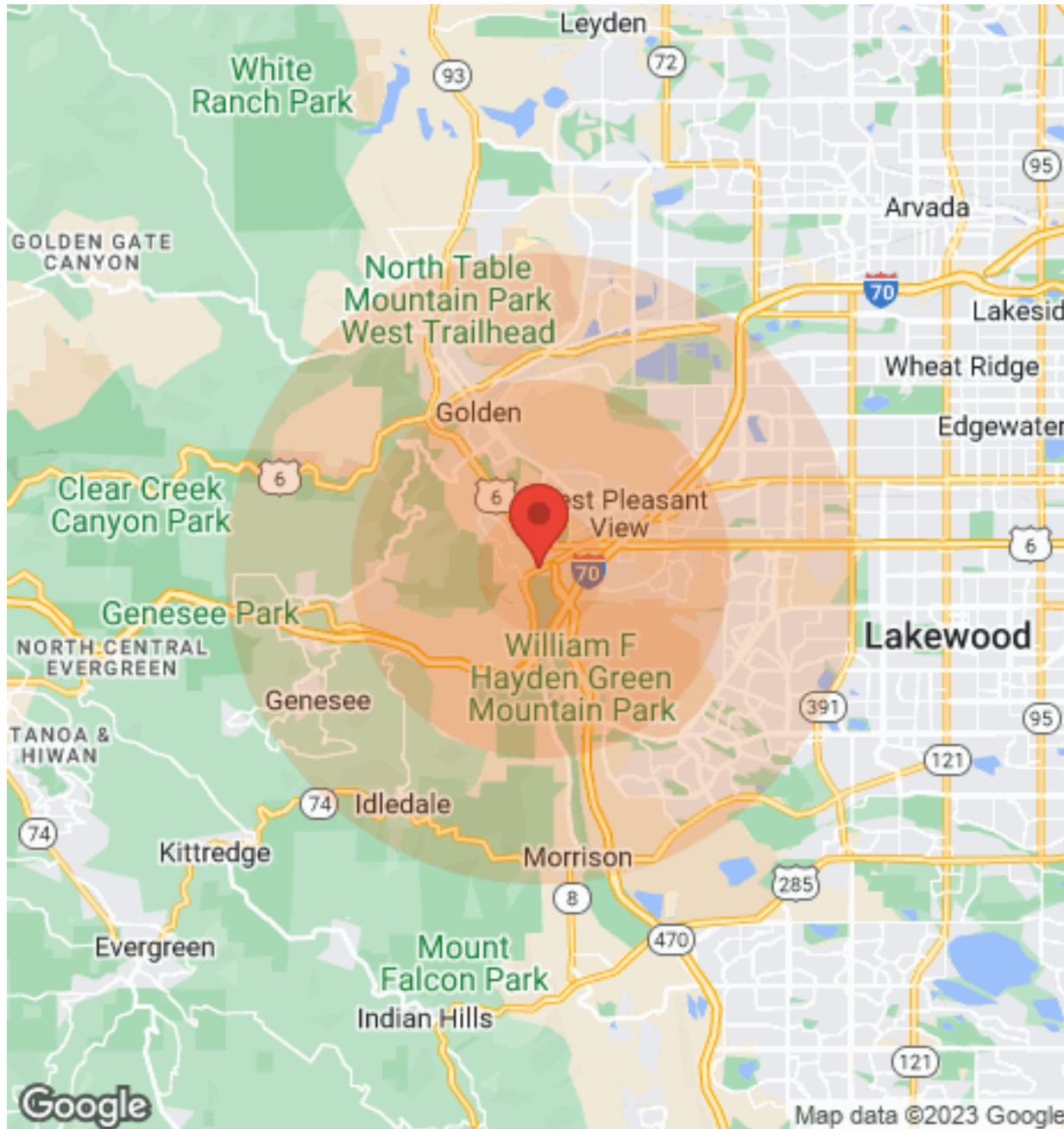
# LOCATION MAPS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,088	14,524	47,049
Female	2,313	13,754	46,913
Total Population	4,401	28,278	93,962

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	683	3,647	13,737
Ages 15-24	540	2,915	10,458
Ages 25-54	1,651	11,827	37,055
Ages 55-64	764	4,243	13,789
Ages 65+	763	5,646	18,923

Race	1 Mile	3 Miles	5 Miles
White	4,159	26,328	88,249
Black	2	214	505
Am In/AK Nat	2	69	188
Hawaiian	N/A	1	13
Hispanic	322	2,133	7,769
Multi-Racial	318	1,646	6,764

Income	1 Mile	3 Miles	5 Miles
Median	\$40,741	\$51,837	\$60,975
< \$15,000	234	1,458	3,619
\$15,000-\$24,999	212	824	3,119
\$25,000-\$34,999	181	1,052	3,581
\$35,000-\$49,999	226	1,492	5,452
\$50,000-\$74,999	259	2,092	7,298
\$75,000-\$99,999	201	1,268	5,252
\$100,000-\$149,999	300	1,756	6,275
\$150,000-\$199,999	74	525	2,676
> \$200,000	180	773	2,702

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,985	12,129	42,944
Occupied	1,901	11,507	40,832
Owner Occupied	1,391	6,875	27,317
Renter Occupied	510	4,632	13,515
Vacant	84	622	2,112