



LANDMARK RESTAURANT

**1205 MAIN STREET**  
**DELTA CO. 81416**

# INTRODUCING 1205 MAIN STREET

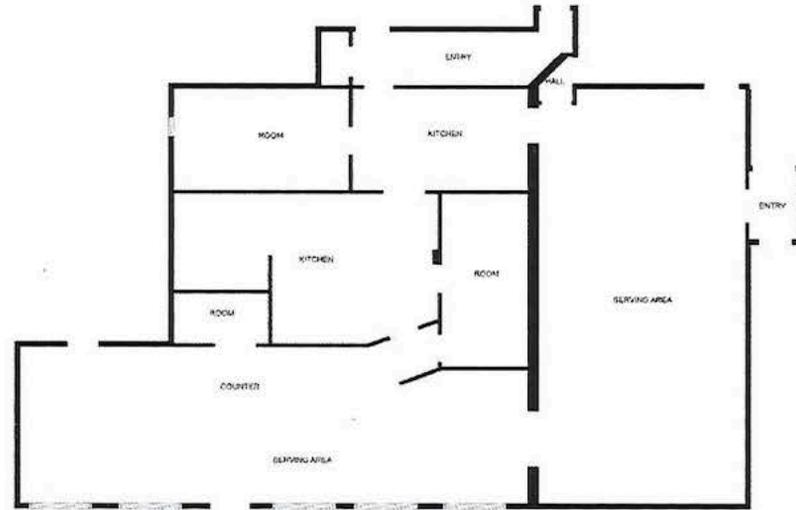
RESTAURANT | 2 BATHS | 3,659 SQFT

## ~Turnkey Restaurant Opportunity in Delta, Colorado~

Welcome to an exciting opportunity to own a turnkey restaurant in the heart of Delta Colorado, located on the Western Slope of Colorado. This recently remodeled in 2022 establishment is ready for a new owner to take the reins and continue its success. Situated in a high-traffic area with excellent visibility, this restaurant benefits from a steady flow of locals and visitors alike. The interior has undergone a tasteful and modern renovation, creating an inviting atmosphere for patrons. From updated flooring to contemporary decor, every detail has been carefully considered. The restaurant boasts a kitchen equipped with all the appliances and 2 walk-in coolers, ensuring a seamless transition for the new owner. Whether you're continuing with the current concept or bringing in a new one, the kitchen is ready for action. Take advantage of the beautiful Colorado weather with an outdoor patio seating 35 people. Inside will sit up 104 people comfortably. Perfect for private or special events, this feature adds a unique charm to the establishment. Plenty of outside parking for truck & trailers, Buses and RV's. The restaurant has become a local favorite, and with the right vision, there's significant potential for added growth.

## KEY FEATURES

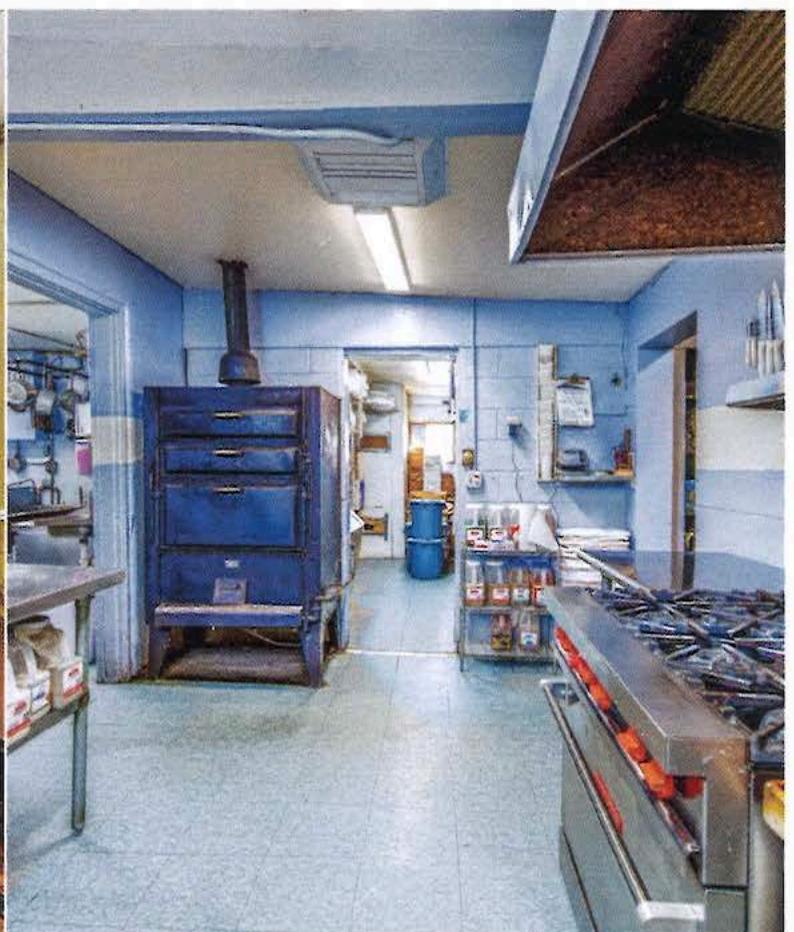
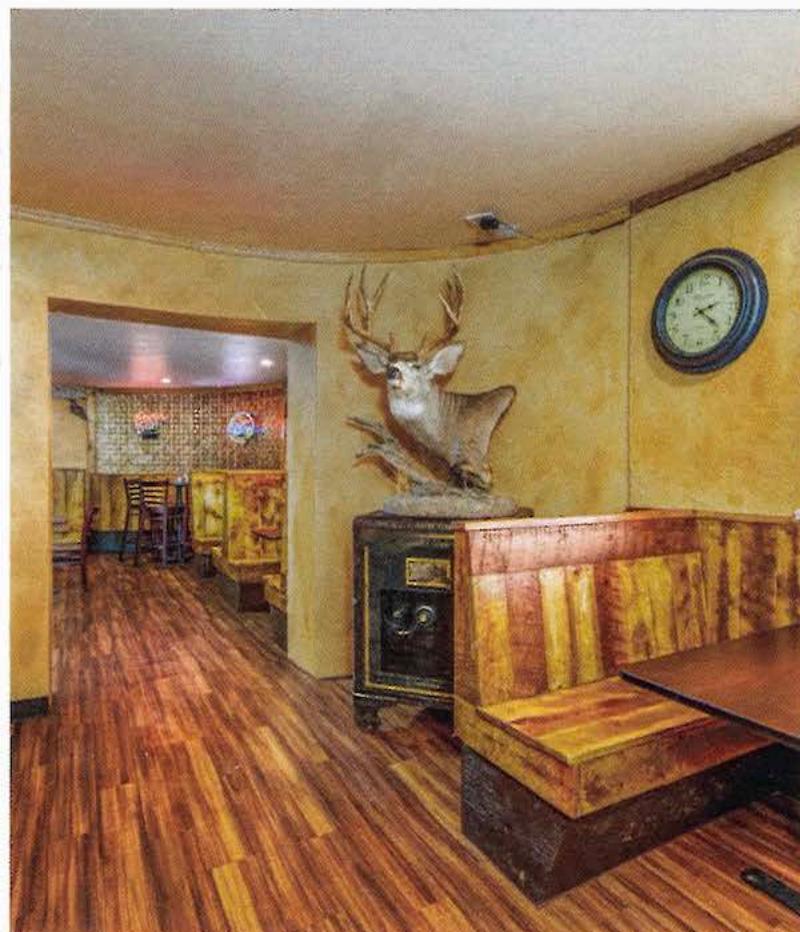
- Awesome Location
- Open-concept dining areas
- kitchen with Pizza oven and 2 Freezers
- Gorgeous Bar
- Outside patio dining
- Ample Parking for "BIG RIGS"
- Fully Re-Modeled in 2022
- Profit Producing Business



ASKING  
PRICE

**\$425,000**







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