

OLD RED BARN 3 COMMERCIAL UNITS

465 FRONT ST. FAIRPLAY, CO 80440



\$998,000



3 Commercial Units



THE PROPERTY

Located on the corner of historic Front Street & 5th Street in the heart of Fairplay, Colorado sits a century old livery barn that has been completely reimaged and brought to life along with two adjacent spaces. This unique building is home to three separate iconic businesses within the community attracting customers year-round. This is your opportunity to establish your own business or continue to run the businesses in place.



KEY FACTS

- ✓ Gross Sq. Footage: 9,587
- ✓ Old Red Barn-Retail Shop
- ✓ Silver Scoop Creamery
- ✓ Salado Restaurant(Lease)
- ✓ Kitchen Fixtures Included
- ✓ Thriving Local Business
- ✓ Barn Furniture & Retail Inventory Negotiable.



HISTORIC BUILDING IN THE HEART OF FAIRPLAY

The Old Red Barn has stayed true to its roots with rustic wood floors, beams & the functional barn doors. The barn serves as a retail space with two levels & private bathrooms. The Silver Scoop Creamery is a turnkey local favorite serving lunch, ice cream, & fresh baked goods. The large courtyard has a seasonal fountain & seating for outdoor dining in front of the restaurant currently leased by Salado. The restaurant has vaulted ceilings, a custom-built bar, two private bathrooms and a chefs kitchen with a commercial hood ventilation system, walk-in cooler, full dish station, and a private office in addition to a storage warehouse area with a delivery bay.



MOUNTAIN HOUSE
PROPERTIES



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