

# 7779-7895 MORRISON RD.

Lakewood, CO 80227



**FOR SALE** | Turnkey bar / restaurant with accessory income-generating assets

## Property Overview

- One-of-a-kind charm
- Established bar/restaurant (also available for purchase)
- Recent improvements throughout, including kitchen, patio, single-family residence
- Desirable location that's well-suited to meet changing customer demands

**REAL ESTATE AND BUSINESS ACQUISITION OPPORTUNITY | ASKING PRICE: \$2,100,000**



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## Property Summary

	SF Bldg	SF Land
<b>Front Range Inn</b>		
7779 Morrison Rd	2,436	59,968
7895 Morrison Rd	3,023	45,738
<b>Airbnb</b>		
7783 Morrison Rd	500	
<b>Total</b>	<b>5,959</b>	<b>105,706</b>

**Zoning: Mixed-Use Neighborhood-Suburban**

**Front Range Inn** is an established bar/restaurant dripping with charm and patroned by a devoted local following. Just 15 minutes from Red Rocks, it is also situated as a great hub for rideshares and buses to the venue.

Front Range Inn has been a staple since 1969, and as a profitable and efficiently run business, is turnkey and ready for new ownership to step into. This property is perfect for an F&B owner/user who wants to own their own real estate.



# 7895 Morrison Rd.

3,023 SF



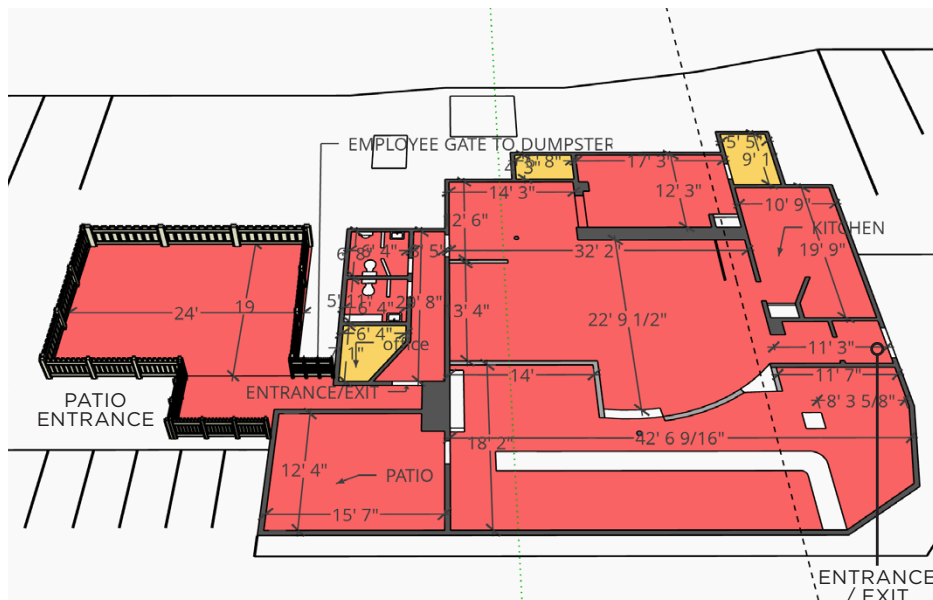
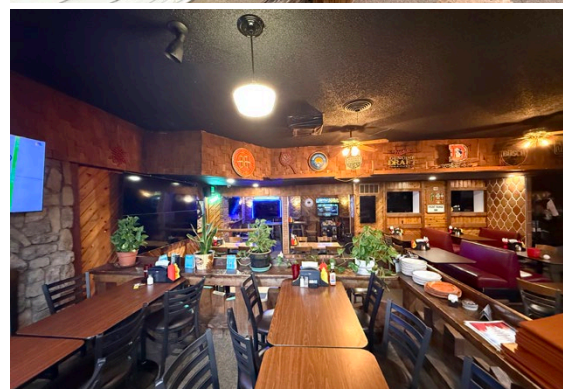
# Airbnb

500 SF



# Front Range Inn

2,436 SF



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**Levi Noe**

720 982 8763

lnoe@shamesmakovsky.com

**Joey Gargotto**

720 881 7540

jgargotto@shamesmakovsky.com



**NAI**Shames Makovsky

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**Demographics**

	1 MI	3 MI	5 MI
<b>Population</b>	<b>11,982</b>	<b>127,267</b>	<b>325,703</b>
<b>Median Age</b>	<b>43.6</b>	<b>39</b>	<b>38.4</b>
<b>Total Consumer Spending</b>	<b>\$191.6M</b>	<b>\$1.7B</b>	<b>\$4.4B</b>
<b>Avg HH Income</b>	<b>\$120,750</b>	<b>\$97,769</b>	<b>\$97,991</b>