



**BROKEN
ARROW**
ranch & land co.



For Sale

Turnkey Restaurant & Bar
on Creede's Historic Main Street

\$895,000

Great Location!

- 4,217 Sq Ft
- Business Included!
- Carwash & Laundrymat
- Owner Financing Available



Smack dab in the heart of town at the corner of 5th and Main, this iconic 4,217 sq ft commercial property is home to one of Creede's most recognized and successful businesses. Known today as Kip's Grill, this location has long been a cornerstone of Main Street and a must-stop for locals and visitors alike.

Originally built as the Old Creede Standard Gas Station, the building has evolved with the town, hosting everything from beauty parlors to a yoga studio—before becoming the thriving restaurant and bar it is today. With seating for up to 165 guests, a private upstairs bar (with potential for rental income), and an inviting outdoor patio, this property is built for entertainment and atmosphere.

Inside, guests enjoy a spacious game area with pool, darts, foosball, shuffleboard, and Pac-Man. The kitchen and bar are fully equipped for a smooth transition to new ownership: large walk-in freezer and cooler, keg cooler, 10 beers on tap, 2 wine taps (currently for house margaritas), and a 3-compartment frozen drink machine. Additional features include an on-site laundry area and carwash.

The sale includes the real estate, business, and all equipment, a true turnkey operation. Kip's Grill has been in operation for nearly 30 years and enjoys an established reputation and loyal following. The current owners are willing to train new owners to ensure a seamless transition so you can be up and running by Summer 2026.

Whether you continue its legacy as a favorite local restaurant or bring a new vision to one of Creede's most visible properties, 101 5th Street is a rare chance to own a piece of Main Street history, along with a thriving, proven business.

Business purchase is subject to a licensing agreement.

Details



ADDRESS: 101 5th Street, Creede, CO

WATER/SEWER: City

LEGAL DESCRIPTION: S 62' 16 17 18 19 SOUTH
CREEDE

HEAT: Propane Wall Heater

MLS: #: 829376

TAXES: \$7,093 / 2024

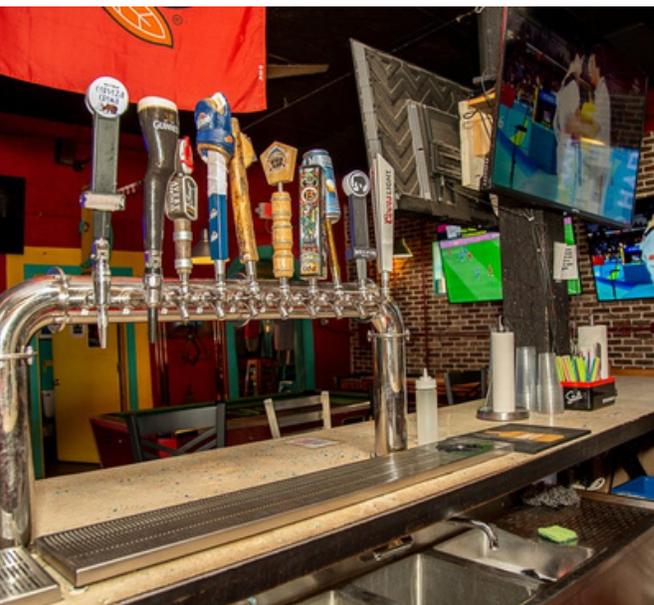
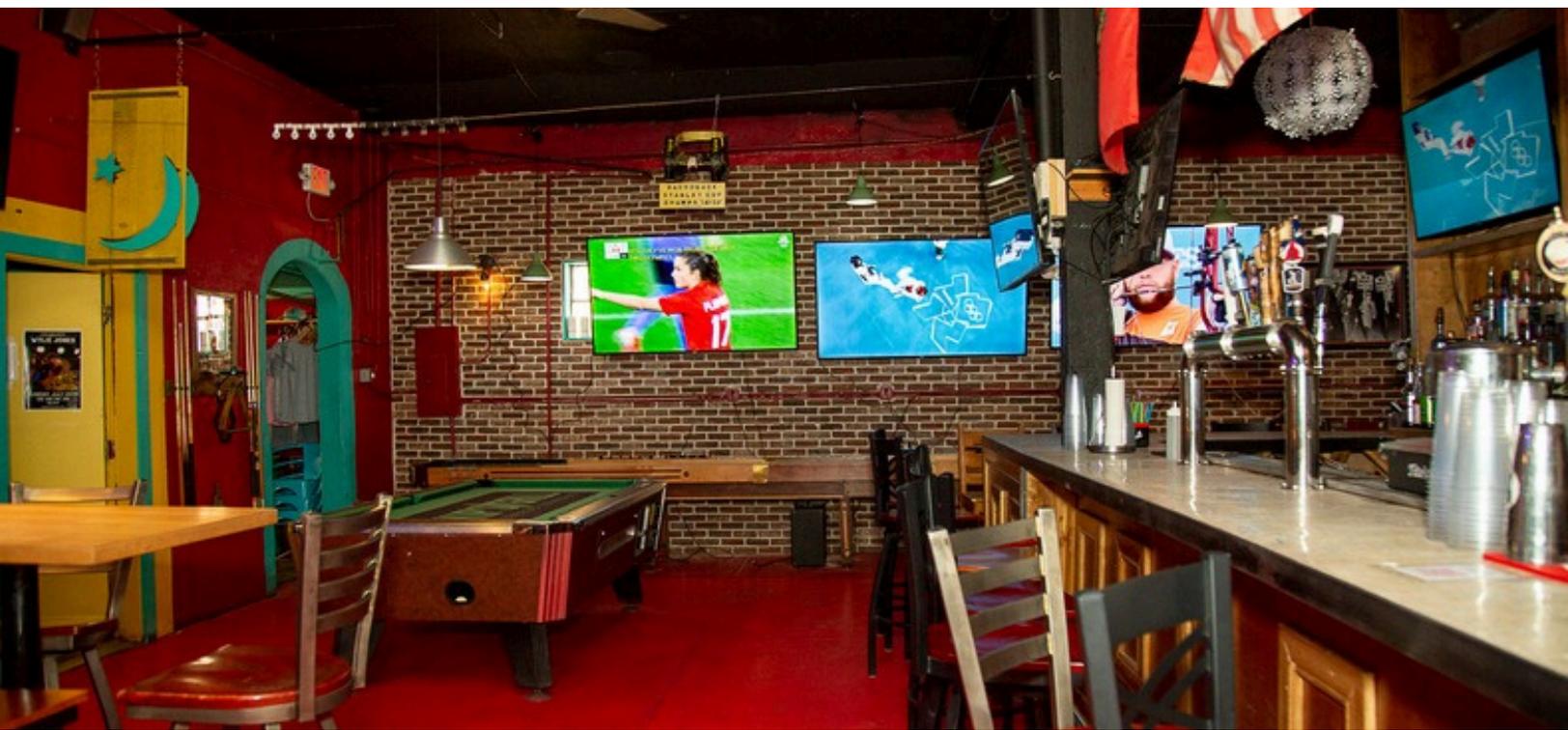
ZONING: Business

ACRES: .257 Acres

SQUARE FEET: 4,217

YEAR BUILT: 1949







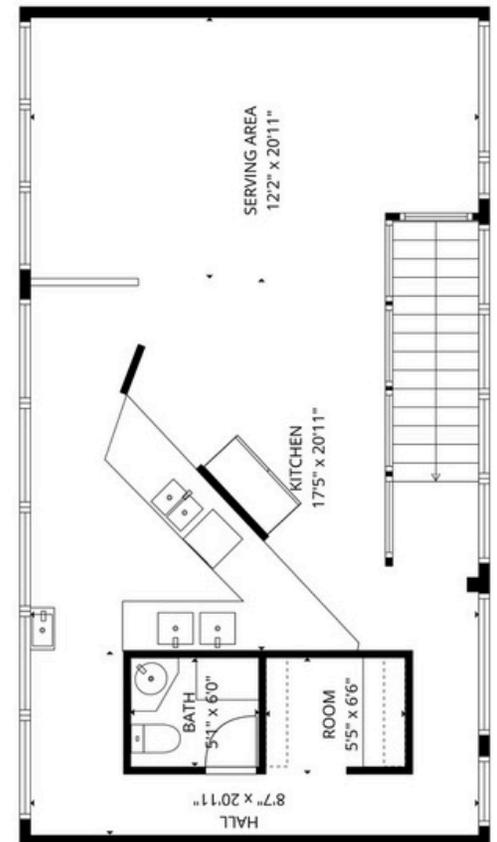
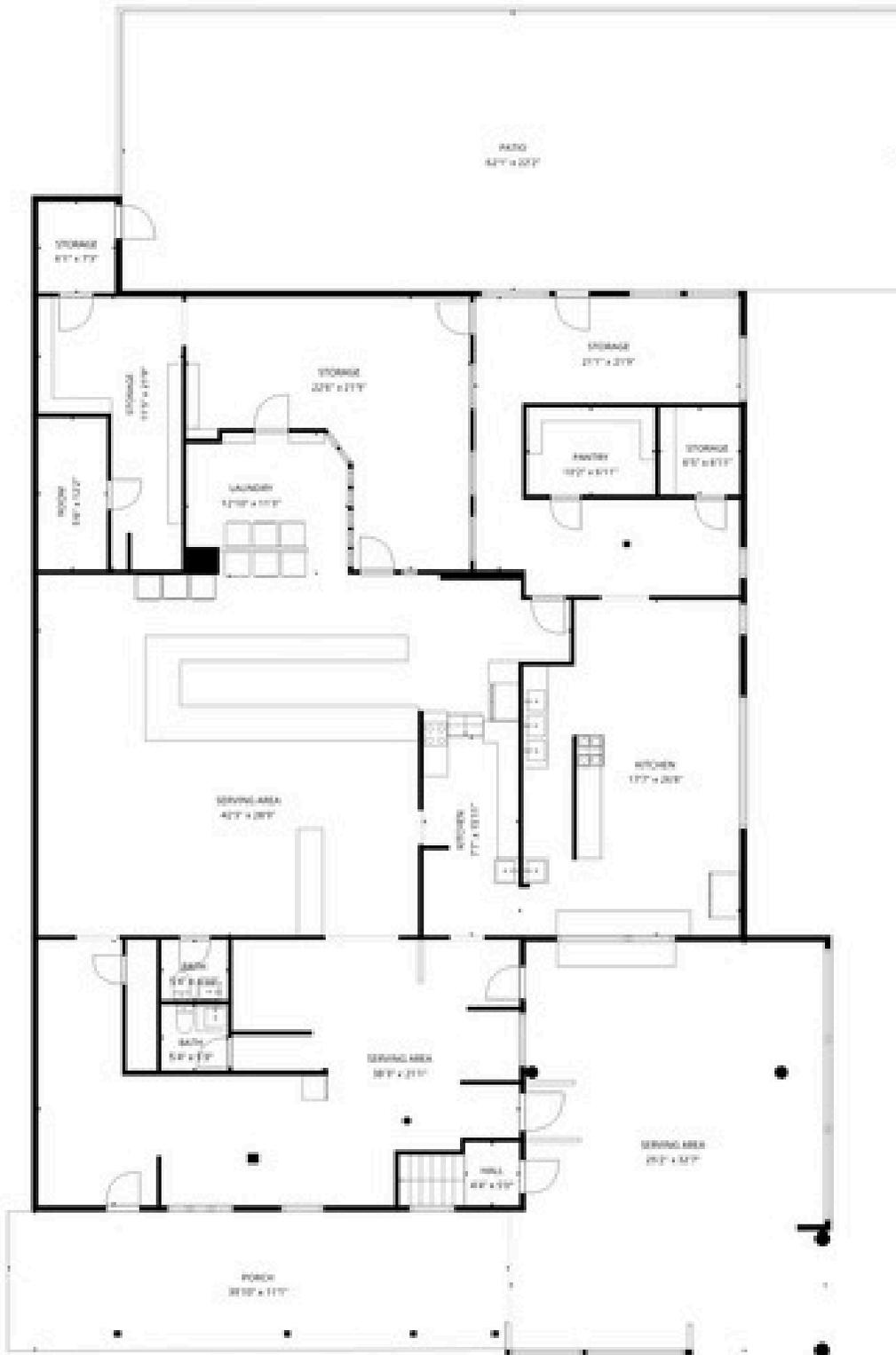
It's all Included!

- Seats up to 165
- Pool, Darts, Foosball, Shuffleboard, Pac-Man
- Upstairs private bar, possible rental income \$1000.00 per month.
- Game area & Outside patio
- Laundry & Carwash
- 10 beers on tap, 2 wine taps
- 3-compartment frozen drink machine -used for house margaritas,
- Large walk-in freezer & cooler, Keg walk-in cooler
- All FF&E, inventory included
- Kips Grill can be included with the asking price with a licensing agreement.

Upstairs Bar



Floor Plan



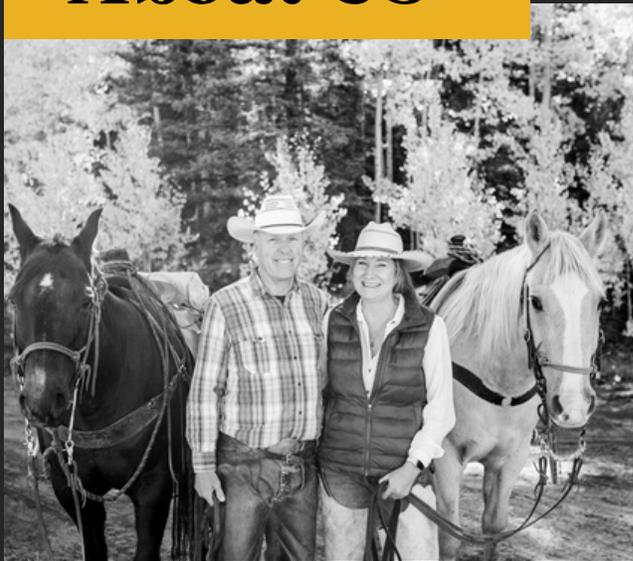
TOTAL: 4217 sq. ft

FLOOR 1: 3416 sq. ft, FLOOR 2: 801 sq. ft

EXCLUDED AREAS: STORAGE: 995 sq. ft, ROOM: 67 sq. ft, PORCH: 437 sq. ft,
 PATIO: 1381 sq. ft, WALLS: 221 sq. ft



About Us



A LOVE FOR THE OUTDOORS & COMMITMENT TO FAMILY DEFINE ANNE & DALE PIZEL

They made their home in Creede where they raised their daughters, Abbey and Emily. Dale is a native of Creede while Anne was transplanted from the suburbs of Chicago some 30 years ago. When they are not selling real estate, they are enjoying the outdoors, riding the high country, skiing, and team roping. They have a combined experience listing and selling in Creede and the San Luis Valley of 57 years! Broken Arrow Ranch and Land Company is dedicated to serving their clients, customers, and community with integrity.