



Successful Sushi & Korean BBQ restaurant for sale which located in Fort Collins Colorado. Sales includes building and business. Fort Collins is one of the best places to live in Colorado. The city located in one hour driving distance from Denver. The large kitchen contains a walk-in cooler and freezer, a 17foot hood and a significant amount of commercial cooking equipment. Monument signage on College Avenue is viewed by more than 34,000 vehicles per day. Cross easement parking within the shopping center allows for abundant, convenient parking.

The building is located in central Fort Collins and is surrounded by commercial shopping and employment. It shares an entrance with the First National Bank building and is neighbors with Best Buy, Hobby Lobby and Saver's. It has been a popular restaurant destination since 2013

Property Features

Building SF	6,364 SF
Tenancy	Single
Year Built	1984
Year Renovated	1996
Parking	55 Spaces
ADA Accessible	Yes
Signage	Building
Construction	Masonry One
Floors	1.5"
Water Tap Size	
Property Taxes S	\$36,942.75 (2022)
eating Capacity	200

Utilities

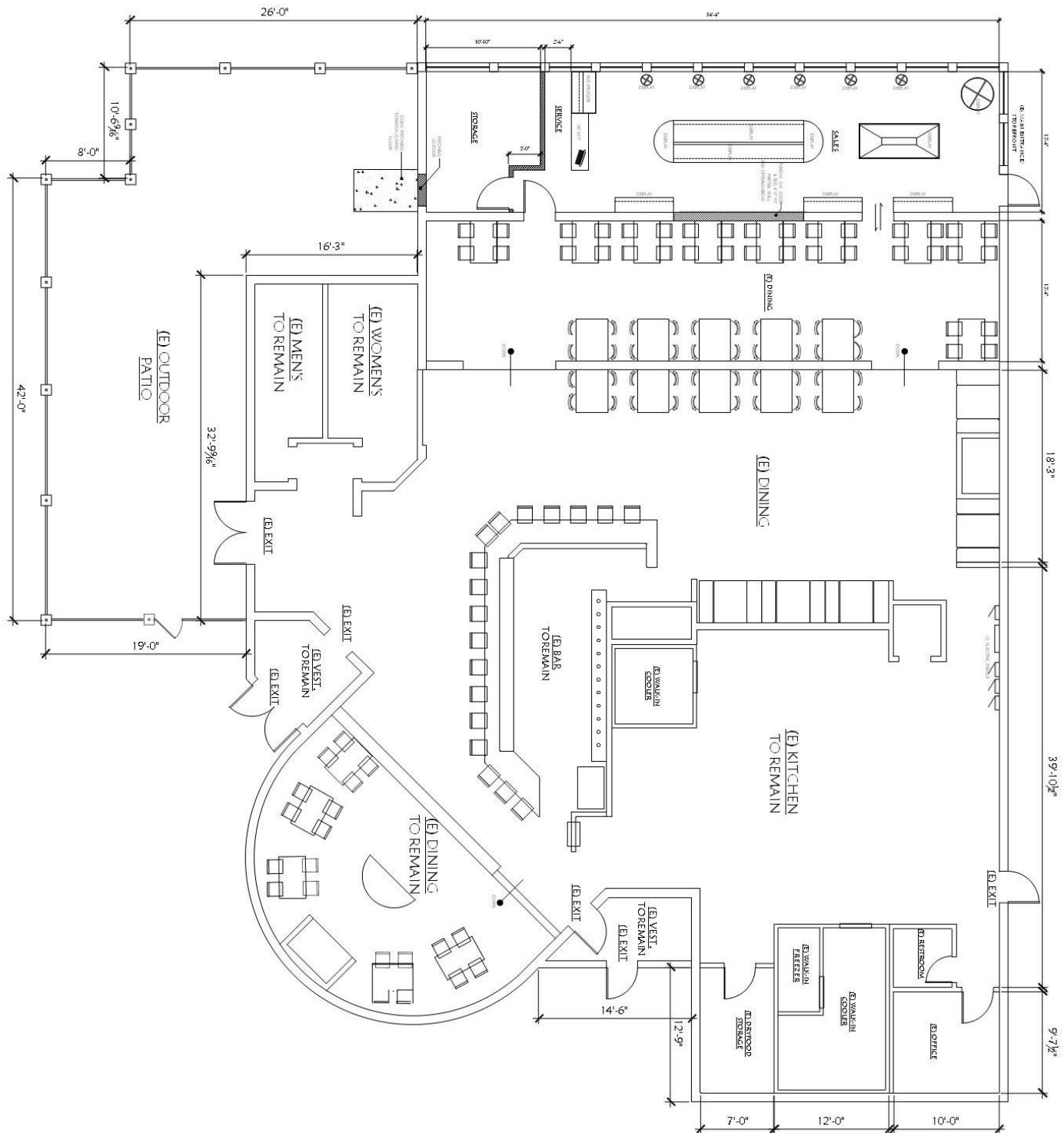
Water/Sewer	City of Fort Collins
Gas	Tiger Natural Gas
Electric	City of Fort Collins



HK Real Estate
Jay Um
970-689-2376

FOR SALE OR LEASE
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Overall Layout



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Demographics	Esri, 2017		
	2010	2016	2021
Population	90,979	100,246	109,202
Households	37,153	41,087	44,850
Average HH Income	\$71,432	\$75,451	\$80,862
Median HH Income	\$53,763	\$57,310	\$57,999
Median Age	35	36	37



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