



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

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

## Utilities

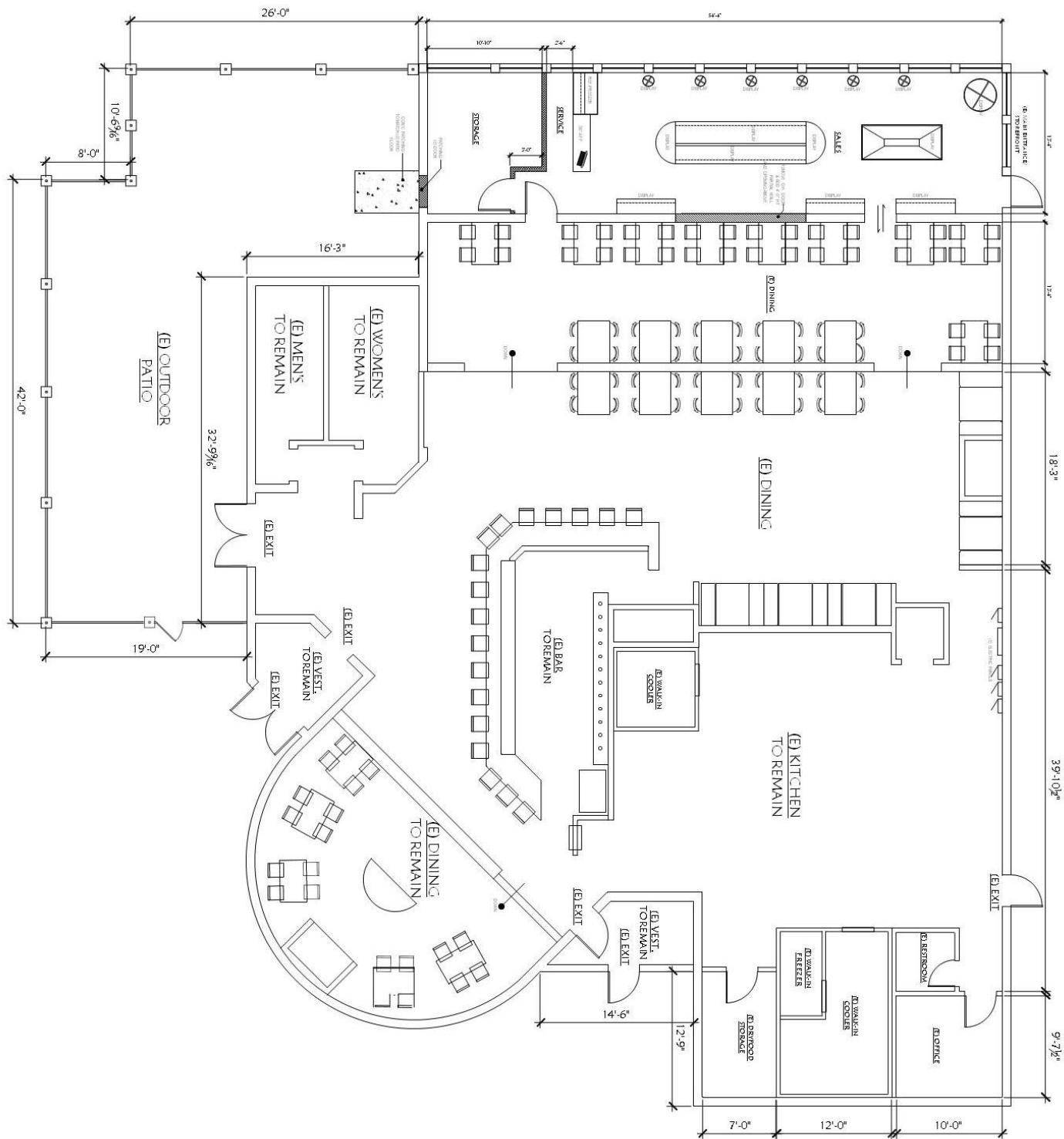
<b>Water/Sewer</b>	City of Fort Collins
<b>Gas</b>	Tiger Natural Gas
<b>Electric</b>	City of Fort Collins

HK Real Estate  
Jay Um  
970-689-2376

# FOR SALE OR LEASE

165 Boardwalk Drive Fort Collins 80525

# Overall Layout



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Demographics	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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