



228 Elcho Ave

228 Elcho Ave, Crested Butte, CO 81224



Trevor Bona

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228 Elcho Ave

\$1,400,000

Exceptional Opportunity to Own a Restaurant and Gas Station in Crested Butte!

Unit A encompasses the entire ground floor of 228 Elcho Avenue and has been home to The Wooden Spoon—a successful restaurant, convenience store, and the only gas station between Crested Butte and Gunnison. The real estate is being offered together for \$1.4M.

Located in CB South, which boasts the highest density of year-round residents in the north valley, this is one of only two food establishments in the area. The property location promotes a steady flow of consistent daily traffic.

The space features a spacious deck with an outdoor bar area, indoor bar and grill, off-street parking, and a fully stocked convenience store complete with beverage coolers. There are also two half bathrooms for...

- Loyal established clientele, limited competition, multiple revenue streams, 24/7 fuel sales



Price:	\$1,400,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	16,755 SF
Gross Building Area:	2,350 SF
No. Stories:	1
Year Built:	1999
Tenancy:	Single
APN / Parcel ID:	R026038
Walk Score ®:	18 (Car-Dependent)

Major Tenant Information

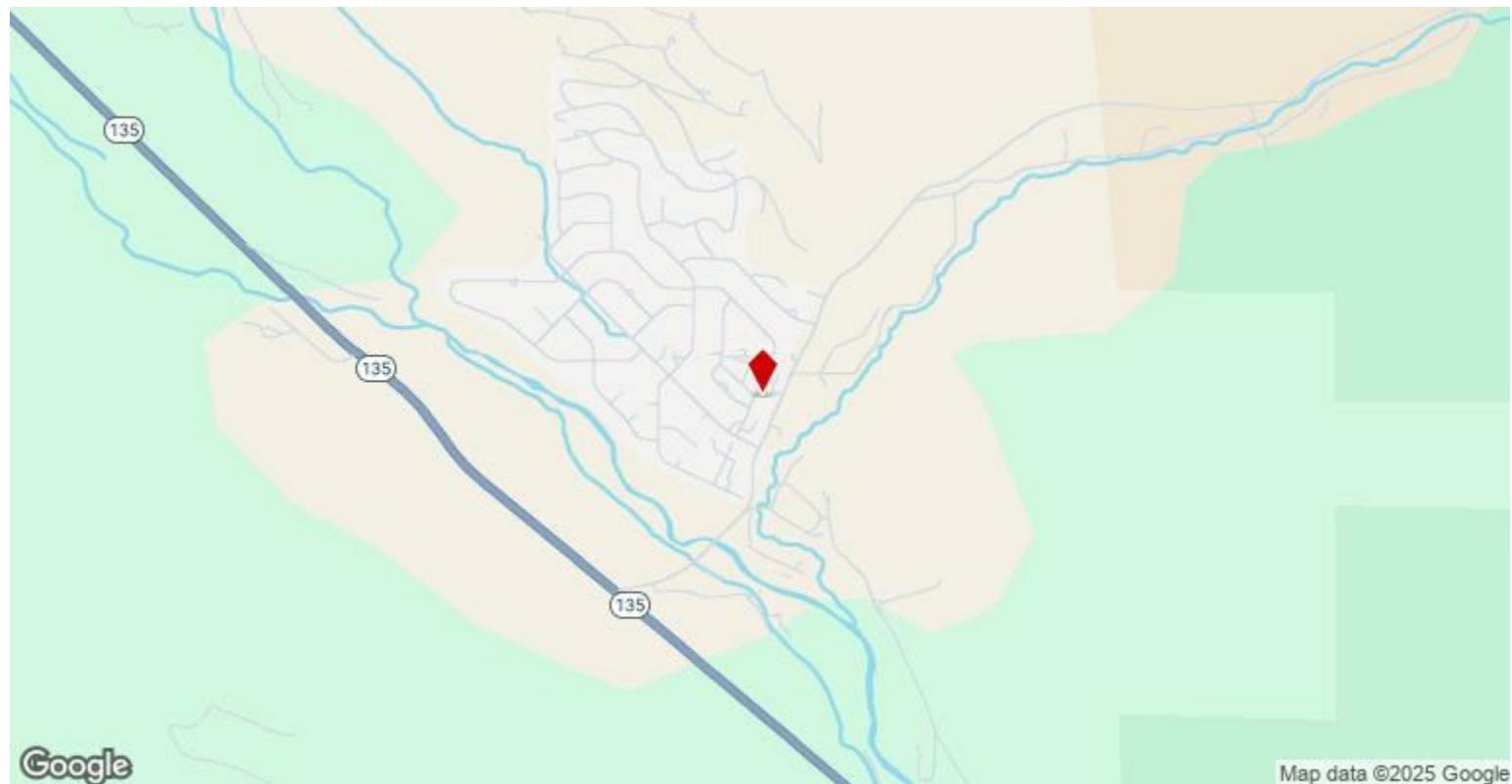
Tenant

Fletcher W Haver LLC

SF Occupied

-

Lease Expired



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Property Photos



Front of building



Dining Room

Property Photos



Street facing aerial view



Aerial looking south

Property Photos



Property Photos

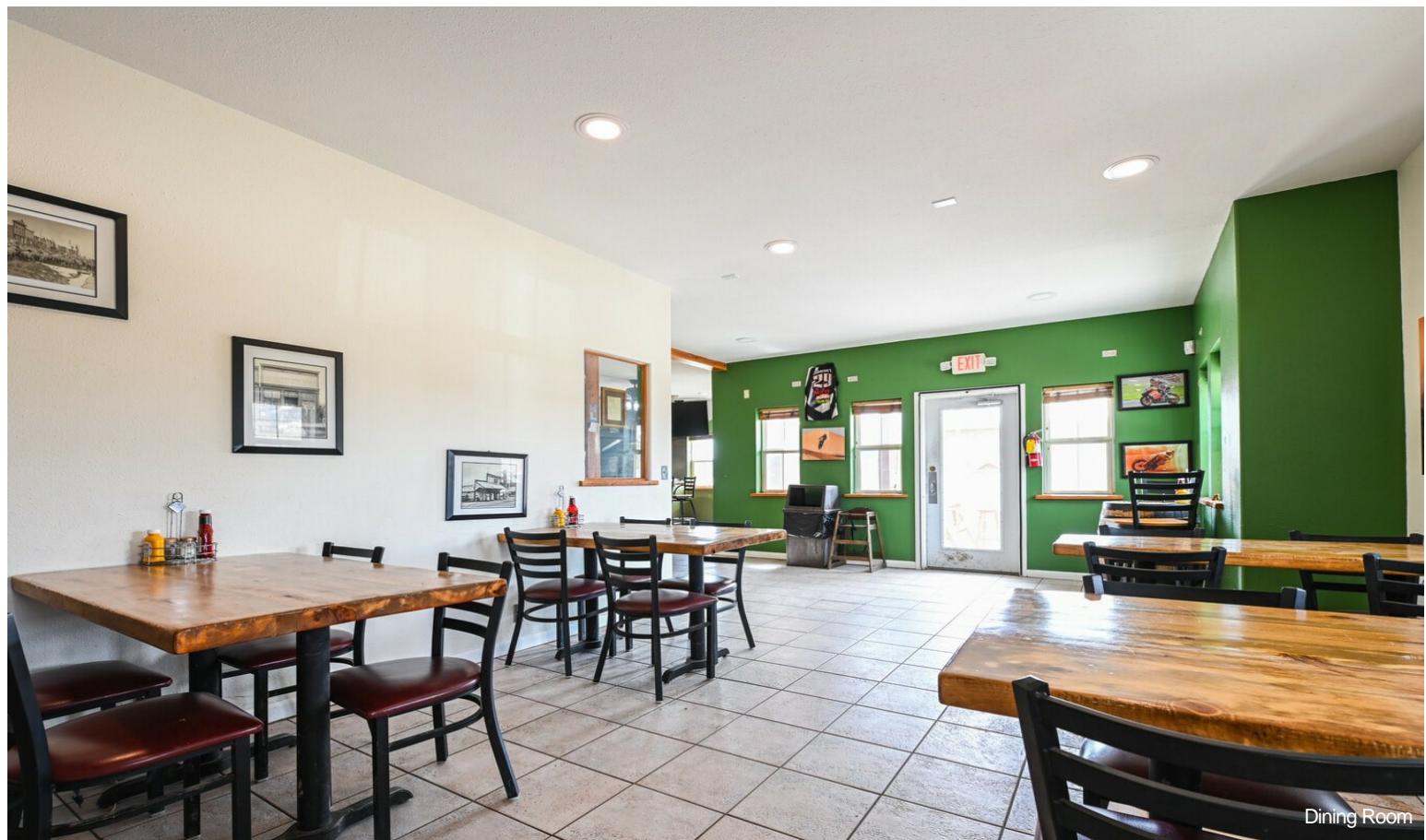


Aerial of location in commercial district

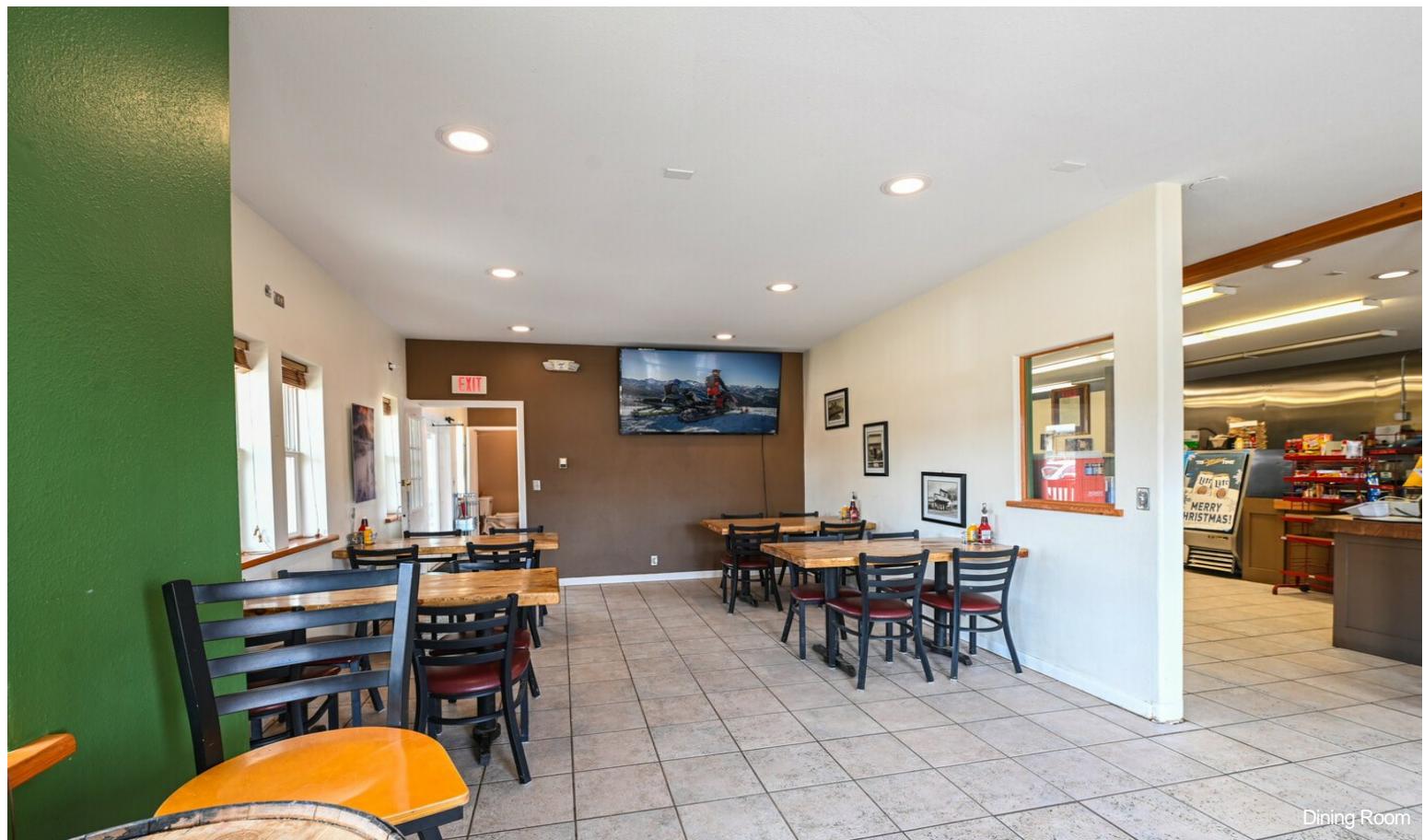


Western Exterior and fuel pumps

Property Photos

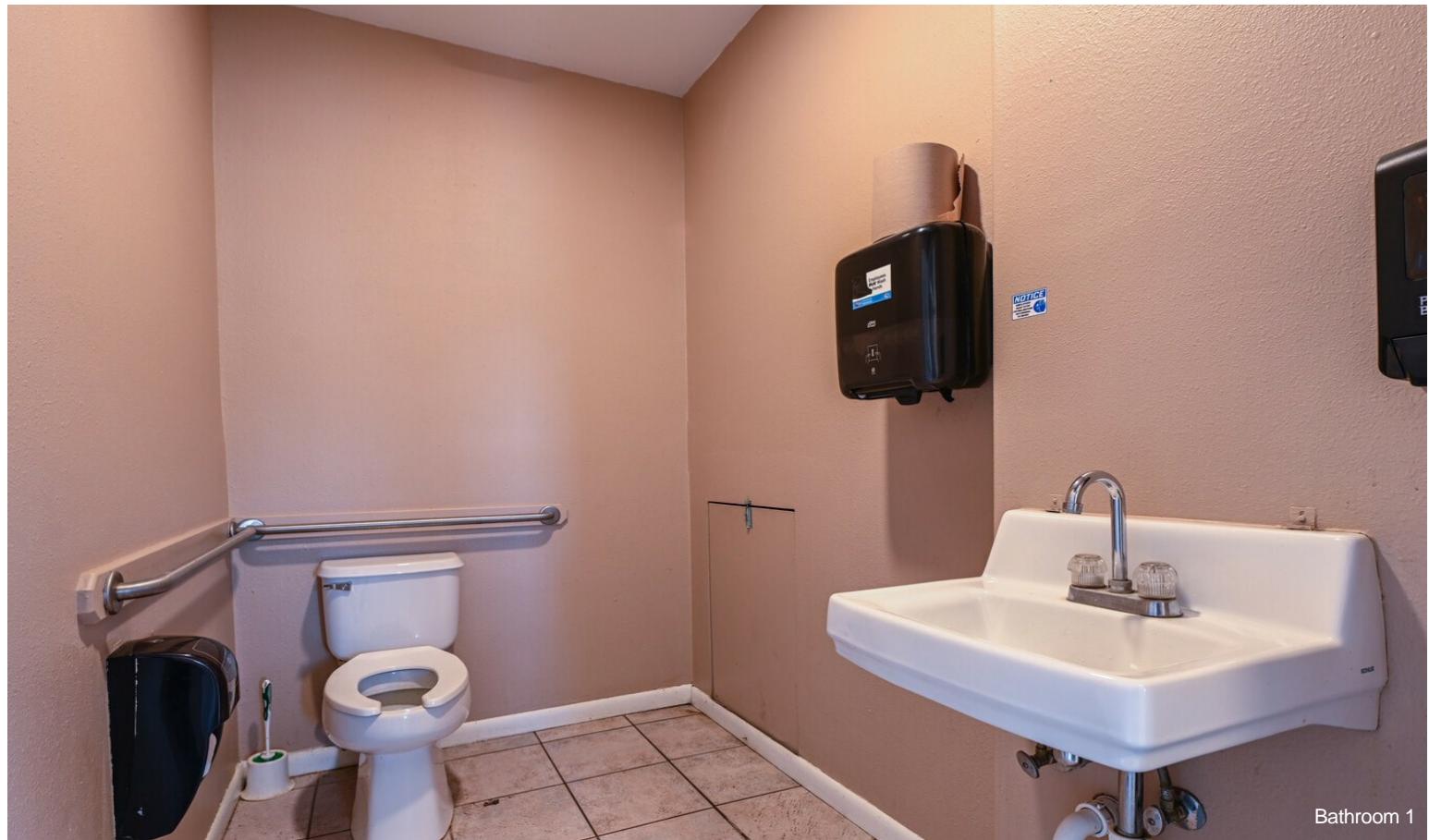


Dining Room



Dining Room

Property Photos

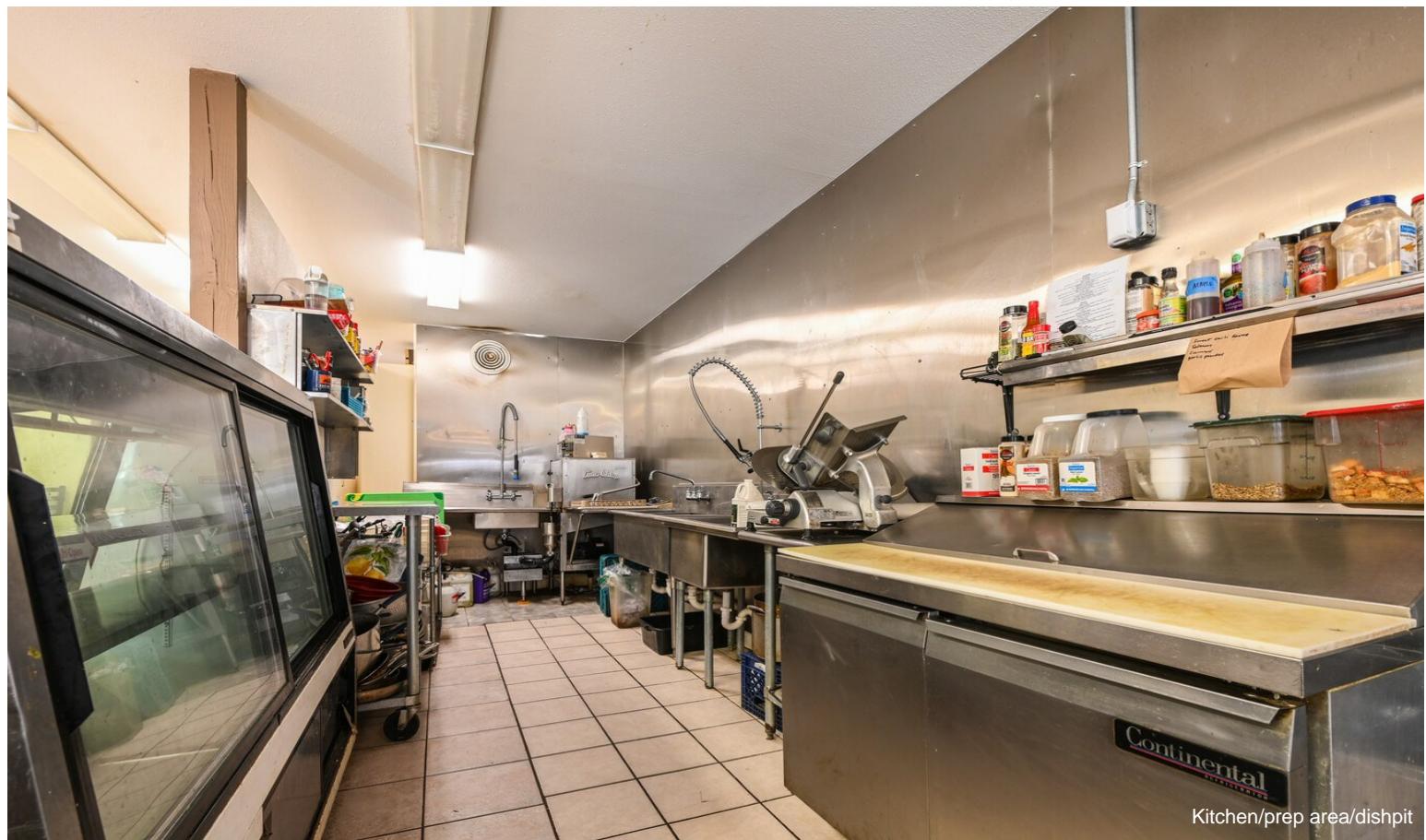


Bathroom 1



Bathroom 2

Property Photos



Kitchen/prep area/dishpit

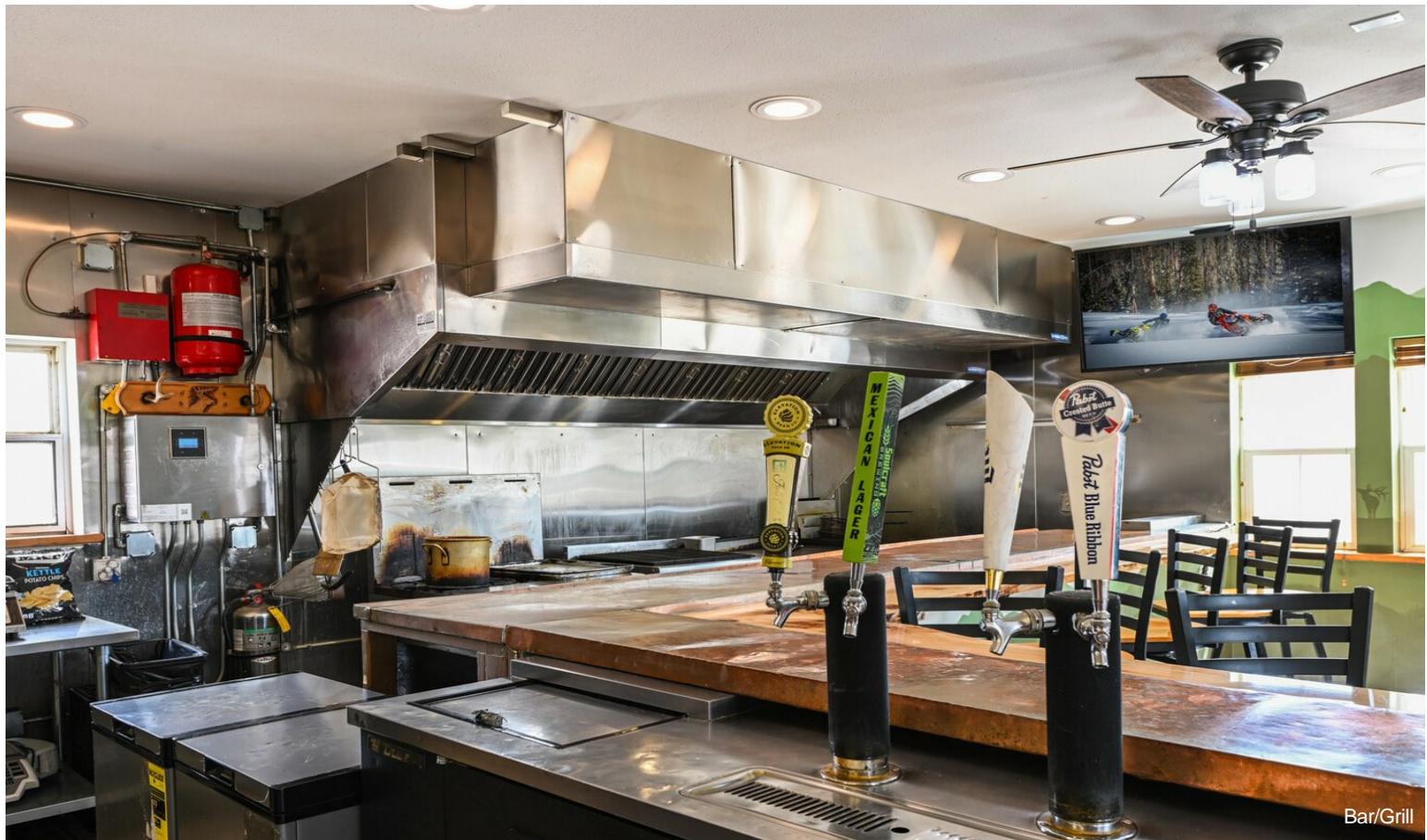


Kitchen/prep/dishpit

Property Photos



Property Photos

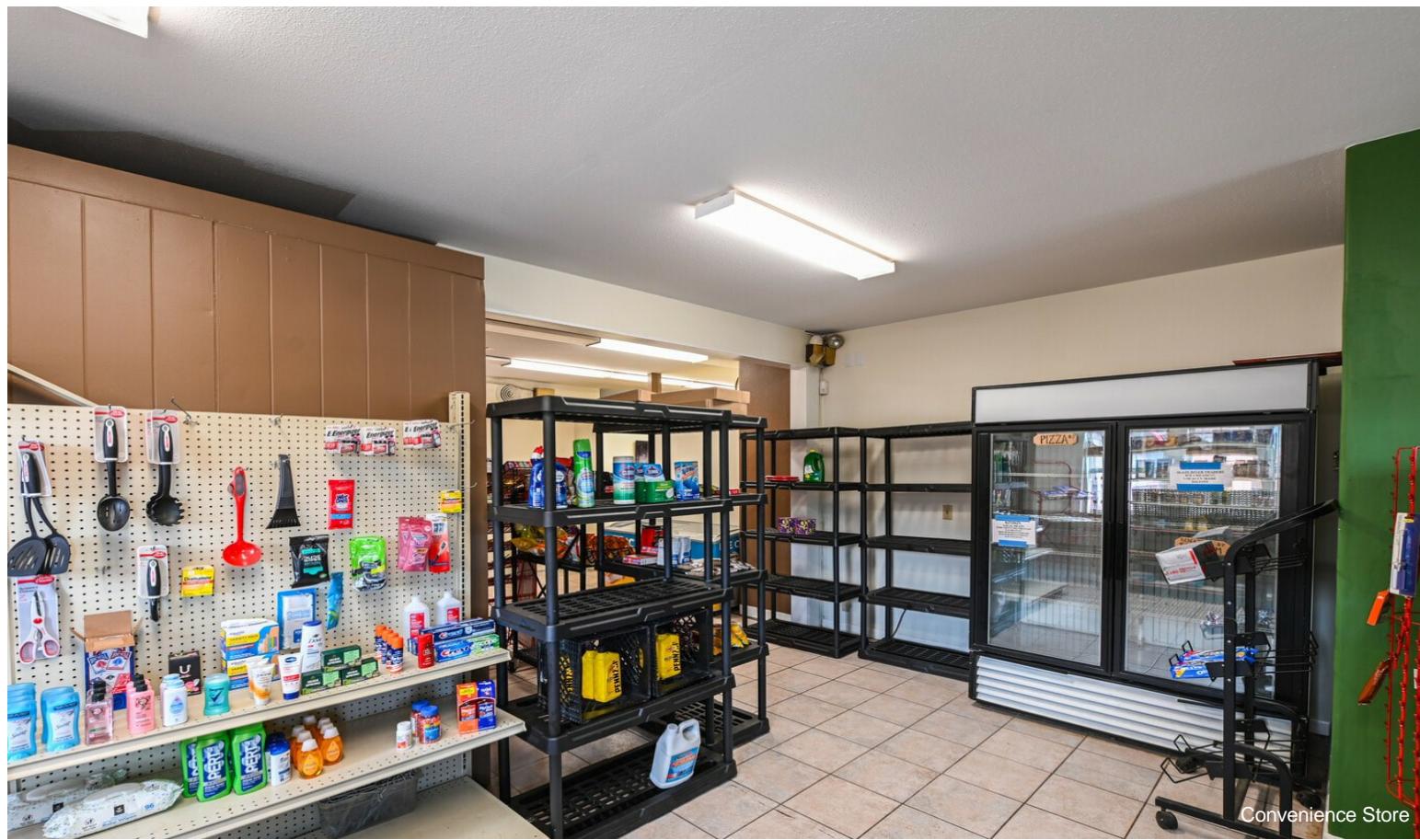


Bar/Grill



Convenience Store

Property Photos



Convenience Store



Dining/Order Area

Property Photos



dining



Kitchen/Grill/Bar

Property Photos



Property Photos



Front Deck West



Front Deck

Property Photos



Outdoor Bar/Front Deck East



Gas Pumps

Property Photos



Side Entrance



Street Facing Exterior