

# OLD RED BARN 3 COMMERCIAL UNITS

465 FRONT ST. FAIRPLAY, CO 80440



\$898,000



3 Commercial Units



9,587 Sq. Feet



## THE PROPERTY

Located on the corner of historic Front Street & 5th Street in the heart of Fairplay, Colorado sits a century old livery barn that has been completely reimagined and brought to life along with two adjacent spaces. This unique building is home to three separate iconic businesses within the community attracting customers year-round. This is your opportunity to establish your own business or continue to run the businesses in place.



## KEY FACTS

- ✓ Gross Sq. Footage: 9,587
- ✓ Old Red Barn-Retail Shop
- ✓ Silver Scoop Creamery
- ✓ Restaurant Vacant
- ✓ Kitchen Fixtures Included
- ✓ Owner User
- ✓ Barn Retail Inventory is Negotiable.



# HISTORIC BUILDING IN THE HEART OF FAIRPLAY

The Old Red Barn has stayed true to its roots with rustic wood floors, beams & the functional barn doors. The barn serves as a retail space with two levels & private bathrooms. The Silver Scoop Creamery is a turnkey local favorite serving lunch, ice cream, & fresh baked goods. The large courtyard has a seasonal fountain & seating for outdoor dining in front of the restaurant that is currently vacant. The restaurant has vaulted ceilings, a custom-built bar, two private bathrooms and a chefs kitchen with a commercial hood ventilation system, walk-in cooler, full dish station, and a private office in addition to a storage warehouse area with a delivery bay.



Katie Stamp | Broker Associate



MOUNTAIN HOUSE  
PROPERTIES



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