



Turn-Key Restaurant Opportunity

231 Main Street, Canon City, CO 81212

PRICE REDUCTION

SALE PRICE	\$699,000.00
LEASE RATE	CONTACT BROKER

BUILDING SIZE	5,293 SF
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PROPERTY OVERVIEW

This Restaurant has thrived in Canon City for 23 years. The establishment is in remarkable condition, The building is approximately 5,293 square feet on 0.36 acres. The main area is big enough to seat 65, with additional seating in the front patio, a banquet room, as well as, an indoor/outdoor bar. This fully equipped restaurant is the perfect turn key opportunity for any Buyer!

PROPERTY HIGHLIGHTS

- Lot Size: 0.36 Acres
- Building Class: C
- Building Size: 5,293 SF
- Year Built: 1878
- Ample Street Parking
- Seating: 165
- Property Code: Special Purpose
- County: Fremont
- Traffic Counts: 20,973 (2023)

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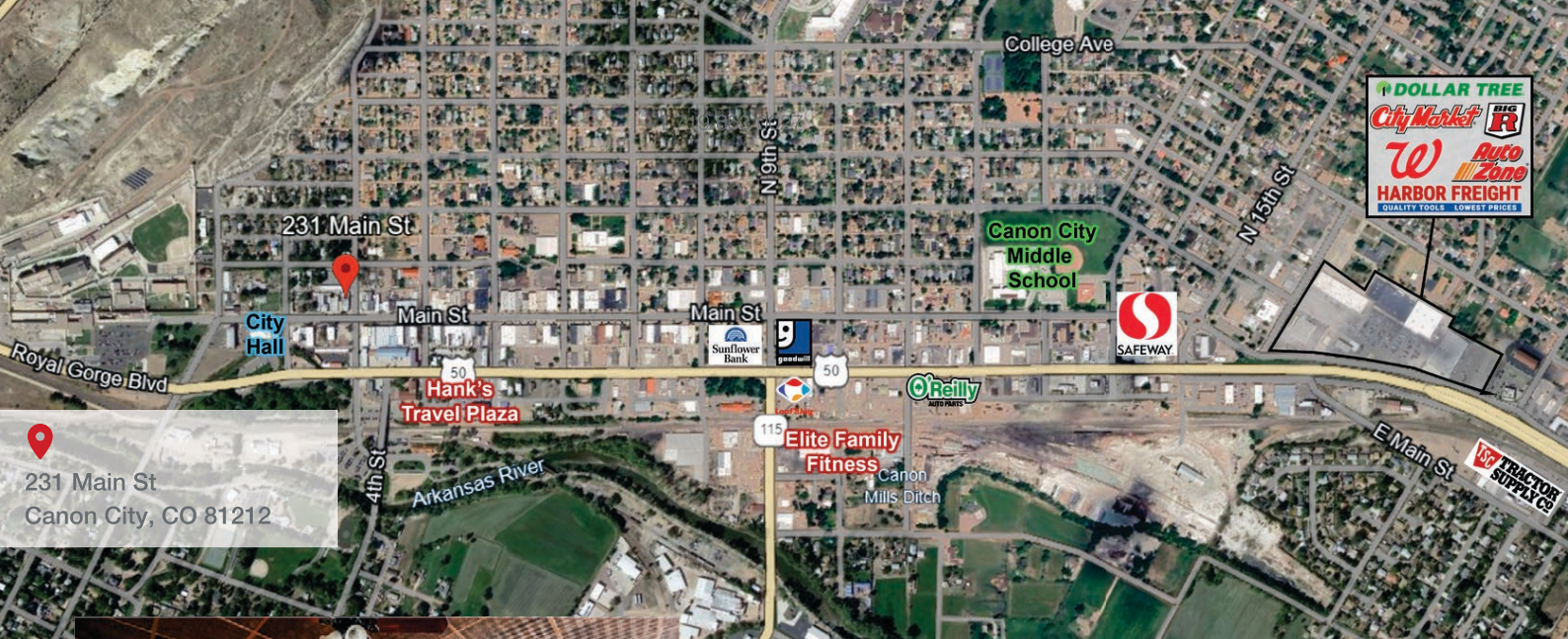
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DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	5,217	22,669	29,910
HOUSEHOLDS	2,259	9,711	11,032
AVG HH INCOME	\$57,619	\$68,936	\$70,548
AVG HOME VALUE	\$208,500	\$231,860	\$241,496
BUSINESSES	564	1,247	1,466
EMPLOYEES	4,064	11,013	13,888

TRAFFIC COUNTS (2022)

- Royal Gorge Blvd & S 7th St: 18,961 Vehicles Per Day
- Royal Gorge Blvd & S 5th St: 17,721 Vehicles Per Day



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