

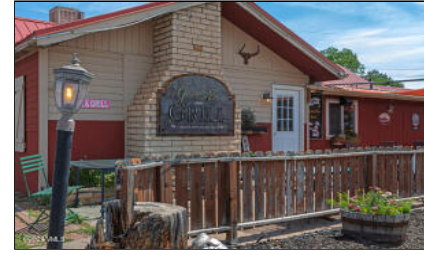
Commercial Sale Active
MLS# 1010044
ADOM/CDOM: 38/38

678 Grand Avenue, Eagle, CO, 81631
County: Eagle

Client Summary
\$1,550,000

PROPERTY INFORMATION

Area:	Eagle	Finished Square Feet:	2,792
Complex/Subdivision:	Mayers Addition to Eagle	Furnished:	Furnished
Property Subtype:	Business	Passenger Elevator:	No
Year Built:	1948	Freight Elevator:	No
# Of Levels in Unit:	1	Ground Lease:	No
Entry Location:	Ground Level	Water Rights:	No
		Mineral Rights:	No
		List Price/SqFt:	555.16



ASSOCIATION/TAX INFORMATION

Current Tax Amount:	\$9,349	Association YN:	No	Transfer Tax %:	0
Current Tax Year:	2023			Transfer Fee %:	0

LAND AND SITE INFORMATION

Lot Size Acres:	0.26	Zoning Code:	Commercial Mixed Use 2	R019300
Lot Size Square Feet:	11,456	Parcel Number:	2109-052-01-001	
Lot Size Source:	County/Gov't	Pinned:	No	
Ground Lease:	No	Staked:	No	
		Water Source:	Public	

Legal Description: Subdivision: MAYERS ADDITION TO EAGLE Block: 39 Lot: 2 PT OF BK-0380 PG-0321 PTD 03-09-84 BK-0380 PG-0322 QCD 03-09-84 B
Remarks: Opportunity awaits with this established restaurant in Eagle, CO that is loved by locals and tourists. This is a turn key opportunity if you desire a restaurant or it can be an opportunity for redevelopment. The property has been rezoned as Commercial Mixed Use allowing for commercial + residential possibilities. Located on a high traffic route connecting Eagle to Vail provides a steady stream of customers. Currently the Grill highlights a very popular ice cream window and a drive up window for quick and easy takeout. Dine indoors or outdoors while enjoying live music several nights during the week. Be a part of the Grand Avenue Corridor Plan that plans to transform to Town of Eagle for the future. Buyer to verify all redevelopment options with the Town of Eagle.

LISTING DETAIL

Development Status: Completed	Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Water Available
Assessments: None	Utility Expenses: Water/Sewer included in HOA: No
Geological Info: None Known	Heating: Baseboard
Construction: Frame	Air Conditioning: No
Exterior: Awning(s)	Sewer: Sewer Available
Roof: Metal	Water Source: Public
Foundation: Concrete Perimeter	Electric Service: 110 Volts; 220 Volts
Parking: Parking Lot	

LISTING INFORMATION

Listing Date:	08/02/2024	Original List Price:	\$1,550,000	Status Change Date:	08/01/2024
				Possession:	Cash; New Loan Delivery of Deed +

Listing courtesy of:



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