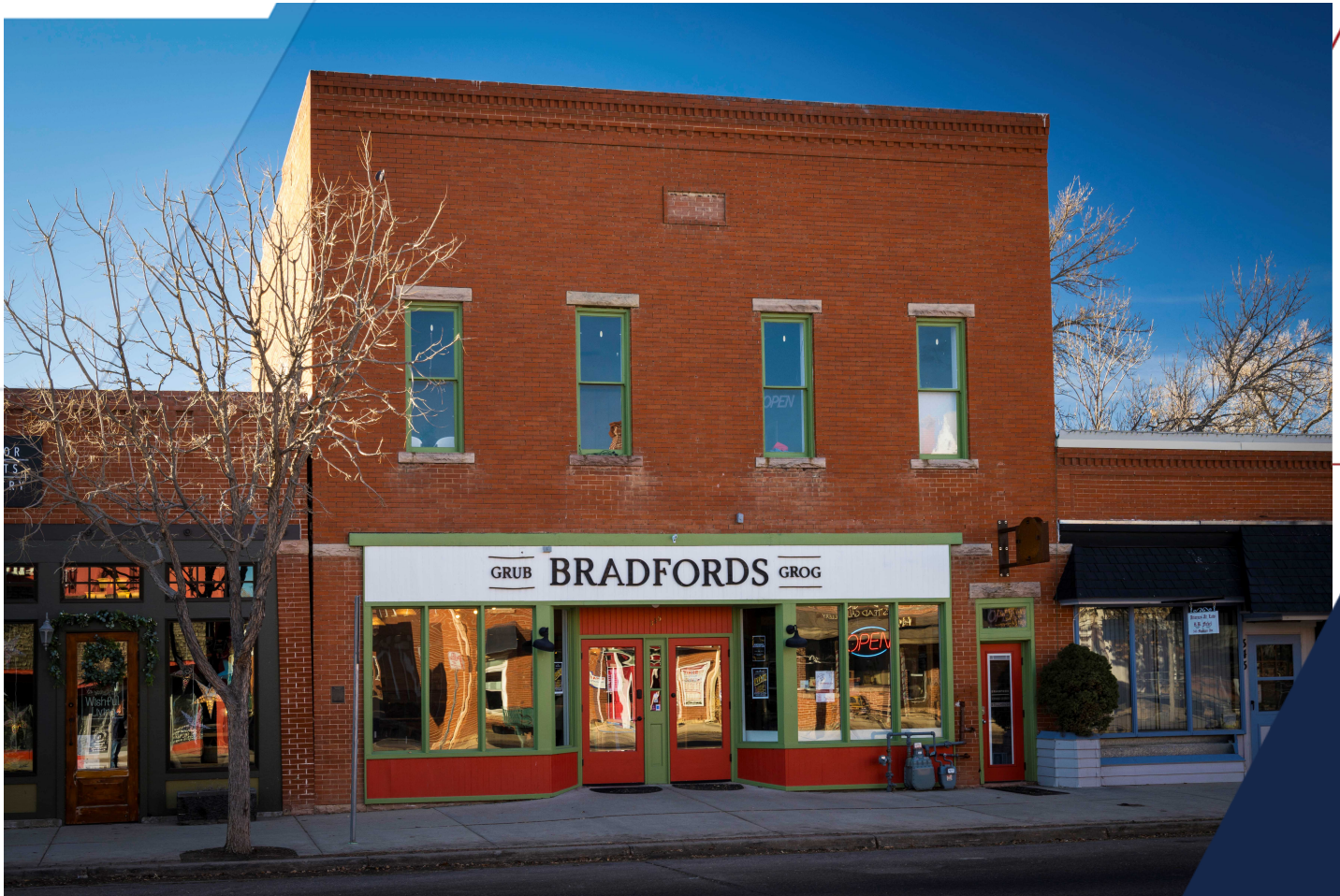




335 MOUNTAIN AVENUE
Berthoud, Colorado 80513

FOR SALE
RESTAURANT/RETAIL

**CLICK HERE FOR
VIRTUAL TOUR**



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Property Summary

Price:	\$1,375,000
Building SF:	5,210 SF
Lot Size:	4,652 SF
Year Built:	1900 renovated 2017
County:	Larimer
Zoning:	C2
2024 Property Taxes:	\$12,230
Virtual Tour:	https://rem.ax/3SqxSGz

Property Overview

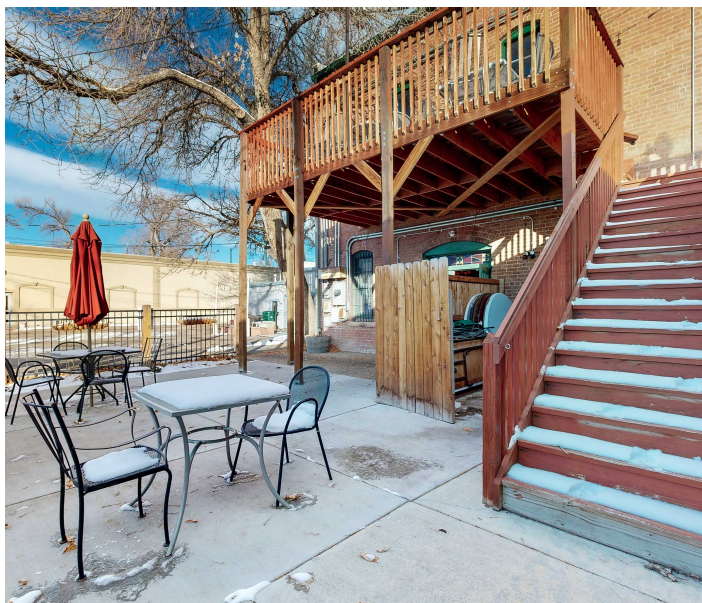
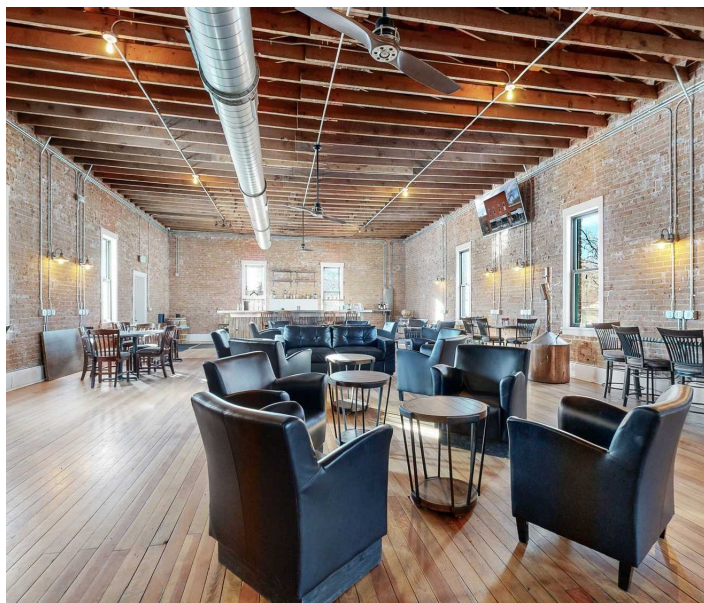
Located in the heart of Berthoud, and bursting with CHARM, this historic property has been home to Bradford's Grub & Grog for the past 6+ years. The main level is a wide open space with a full kitchen and bar. The kitchen includes an updated hood system, newer cooler and freezer, and new grease trap. There are laminate hardwood floors, two restrooms and a sliding barn door that leads to the second floor. Additionally, there is a beautiful rear courtyard for outdoor dining!

The second floor, which is bursting with old world charm including exposed brick and original hardwood floors, was formerly home to the Oddfellows Hall and was recently renovated into a banquet hall/meeting/party space. The renovations included refinishing the original wood flooring, all new plumbing including two ADA compliant restrooms, new electrical, and new HVAC.

Location Overview

Located on Mountain Avenue, between Third Street and N. 4th Street in downtown Berthoud.

PROPERTY PHOTOS



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Floor 1



Floor 2

