

—SPORTSMAN'S BBQ &— OL' 53 BAR



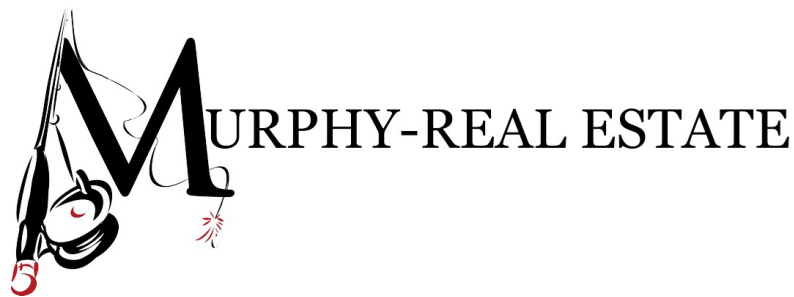
LAKE CITY, COLORADO

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\$895,000
Business & Real Estate



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Property Overview

This well-established business is a unique opportunity with deep roots in the community. Spanning 0.95 acres, it includes a restaurant, gas station and convenience store, bar, and onsite living quarters, all located in the picturesque San Juan Mountains. Just minutes from historic downtown Lake City and the scenic Lake Fork of the Gunnison River.

At the heart of the establishment is the restaurant, which specializes in mouth-watering BBQ dishes and hamburgers. It features a recently upgraded commercial kitchen and a welcoming atmosphere that draws in both locals and tourists. Attached to the restaurant is a convenience store, where customers can grab snacks, fuel, and even lottery tickets, making it a convenient stop for travelers.

The Ol'53 Bar adds a distinctive charm to the business. Its centerpiece—a vintage 53 Dodge tow truck—enhances the rustic vibe and stages the local music talent, while the beautifully crafted 24-foot wooden bar offers a cozy space for patrons to unwind. The bar includes a game room, office, and storage, and in the summer, garage doors open to let in the fresh mountain air, allowing guests to enjoy the outdoors. Outdoor seating arrangements encourage customers to relax by fire pits and engage in games like corn hole, creating a vibrant community atmosphere.

Onsite living quarters provide a renovated one-bedroom apartment within the garage, offering comfortable accommodation for owners or staff. This feature allows for a convenient work-life balance.

One of the standout elements of this property is the backyard amphitheater, perfect for hosting events like weddings, family reunions, and live music performances. With a stage, pavilion, and plenty of space for activities, this area holds significant potential. The business is well-loved by locals and visitors alike, making it a cherished part of the community. Its prime location and established reputation offer numerous opportunities for growth, allowing new owners to enhance its offerings and tap into the events market. This venture not only provides a chance to run a thriving business but also to embrace the dream of mountain living in a stunning setting.

Property Improvements

COMMERCIAL KITCHEN

Remodeled Fall 2023
New Plumbing, New Grease Trap, New Flooring, New Walls
New Water Heater Installed Fall 2022
New Upblast Fan Installed Summer 2021

CONVENIENCE STORE/DINING AREA

Upgraded Exterior Weather Proofing - Fall 2024
New A/C Heat Unit Installed Fall 2023

OUTSIDE

Remodeled Outside Bathrooms, New Hot Water Heater - Spring 2025
Installed New Gas Dispensers - Spring 2023
Added Everest Ice & Water Vending Machine - Spring 2023

GARAGE - OL'53 BAR - STORAGE – OFFICE

Remodeled Spring 2023
Office Remodel - New Walls, Outside Shingles, Door And Window
New Electrical, Outlets, Added Plumbing For Wash Sinks
New Garage Door Weather Stripping - Fall 2024

OTHER PROPERTY IMPROVEMENTS

Electrical Upgrades Spring 2023
Upgraded Sewer Plumbing For Backyard & Apartment
Added Dedicated Front Parking Area

Sportsman's BBQ Station

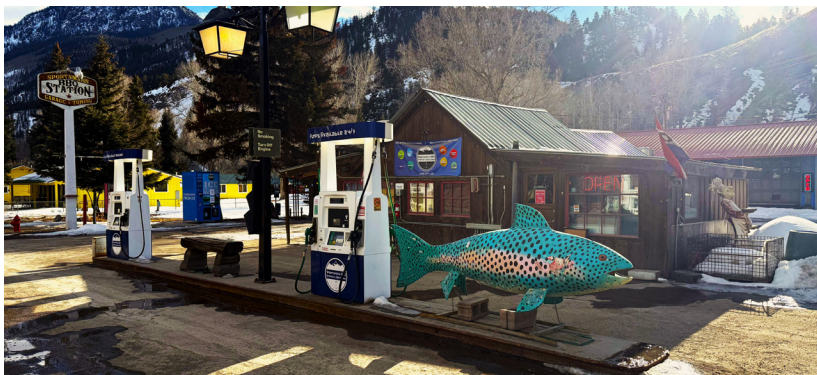


COMMERCIAL KITCHEN INCLUSIONS

Southern Pride Smoker
Undercounter Stainless Steel Cooler
Undercounter Stainless Steel Prep Line Cooler
Undercounter Stainless Steel Freezer
2 Double Basket Fryers (Purchased Fall 2024)
Steam Microwave
2 Stainless Steel Tables
Small Appliances
Utensils
Storage/Serving Containers
And All Other Cooking Ware Of Any Kind

CONVENIENCE STORE/DINING AREA INCLUSIONS

Texaco Sign
Beverage Counter/Cabinet On Wheels
4 Booths
Area Rugs
Window Inserts
Ice Cream Freezer
Pos Square Terminal
Ruby 2 Console
Flat Screen TV
Fountain Machine (Leased) No Payment Lease
Pepsi Cooler (Leased) No Payment Lease
Coke Cooler (Leased) No Payment Lease



OUTSIDE INCLUSIONS

Texaco Pole
3 Picnic Tables
Fish Display
Everest Ice & Water Vending Machine
Storage Shed With Walk-In Cooler And
Dry Storage Shelving
Gas Dispensers

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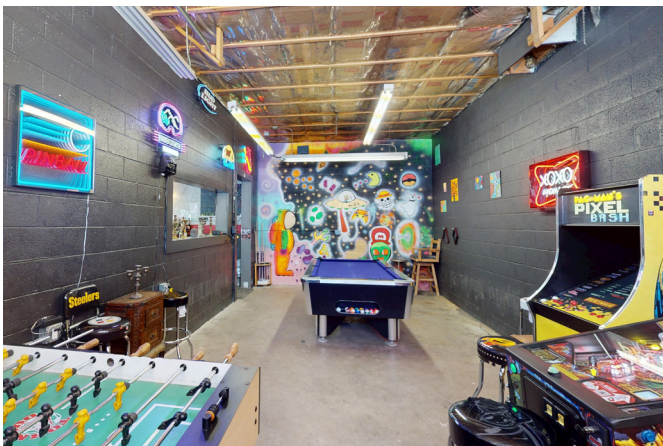
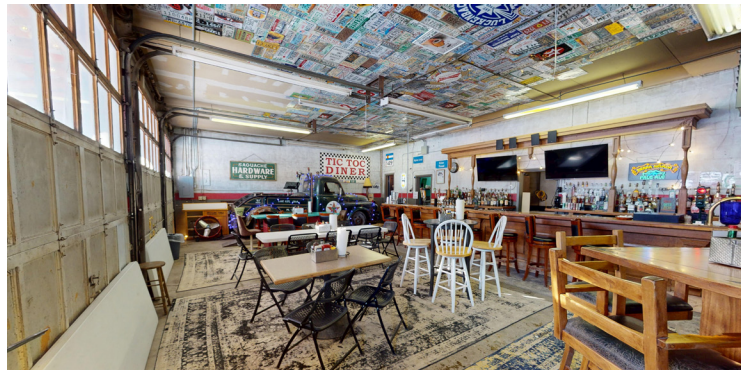
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Ol' 53 Bar | Arcade | Office



INCLUSIONS

23-Ft. Wooden Bar
6-Tap Keg Cooler
2 Undercounter Beer Display Coolers
Reach-In Cooler
Double Door Stand-Up Cooler
6ft.-Deep Storage Freezer
Ice Machine
Stainless Steel Wash Sinks
Tables & Chairs
Ol' 53 Dodge Truck
Propane Heater
License Plates
Desk, Shelving
POS Square System - 4 Ipads
3 Flat Screen TVs
Outside Furniture – Couch, Adirondack Chairs
Propane Fire Pit
2 Cornhole Games



ARCADE

Pool Table
Arcade Variety Machine
Dr. No Pinball Machine
Godzilla Pinball Machine
Foosball Table
Neon Signs

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Apartment | Backyard



APARTMENT INCLUSIONS (Completed Spring 2021)

All Appliances
Stacked Washer/Dryer
Refrigerator
Stove & Oven

BACKYARD INCLUSIONS

2 Storage Sheds
100 Folding Chairs
10+ 8ft. Tables



INTELLECTUAL PROPERTY INCLUSIONS

Facebook Page, Over 1,700 Followers
Website Domains
Logo Designs
Square Pos Management
Kitchen Menu/Recipes

Phone Number
Post Office Box
Name
Training (Hours TBD)

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Property Map



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