

# — 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

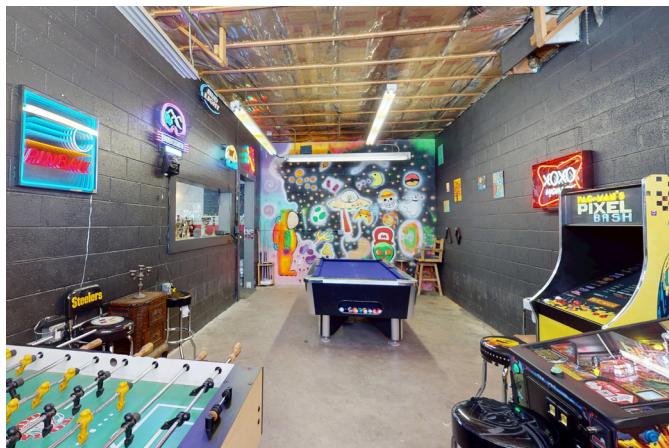
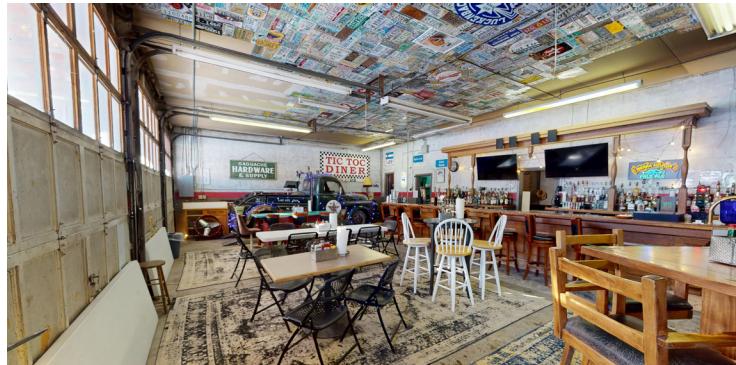
Texaco Pole  
3 Picnic Tables  
Fish Display  
Everest Ice & Water Vending Machine  
Storage Shed With Walk-In Cooler And Dry Storage Shelving  
Gas Dispensers

# 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

# 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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SCAN ME



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