



### **Features**

- Free Standing, 4,165 SF Building
- 0.36 AC Land (15,682 SF)
- High Traffic Counts Over 40,000 (MPSI)
- Off Street Parking
- Fully Equipped Kitchen
- Total Seats 141 (Dining 107, Banquet 34)
- Zoning B-1 (Business Zoning District)
- Price \$1,395,000

### **Overview**

Rosita's Mexican restaurant was successful at this location for decades. This is an opportunity for another restaurant concept to capitalize on this well known and proven location. The trade area is growing with the Uplands development under construction for up to 2,350 new homes just blocks away. The property will easily convert to Italian, Indian, Asian or any other concept. The highly visible corner is located on Federal Blvd with traffic counts over 40,000 (MPSI) and ample off street parking. The efficient kitchen and equipment is in very good condition and well maintained. The real estate, fixtures, and equipment along with a transferable H&R liquor license are included in the sale.

### **Contact:**

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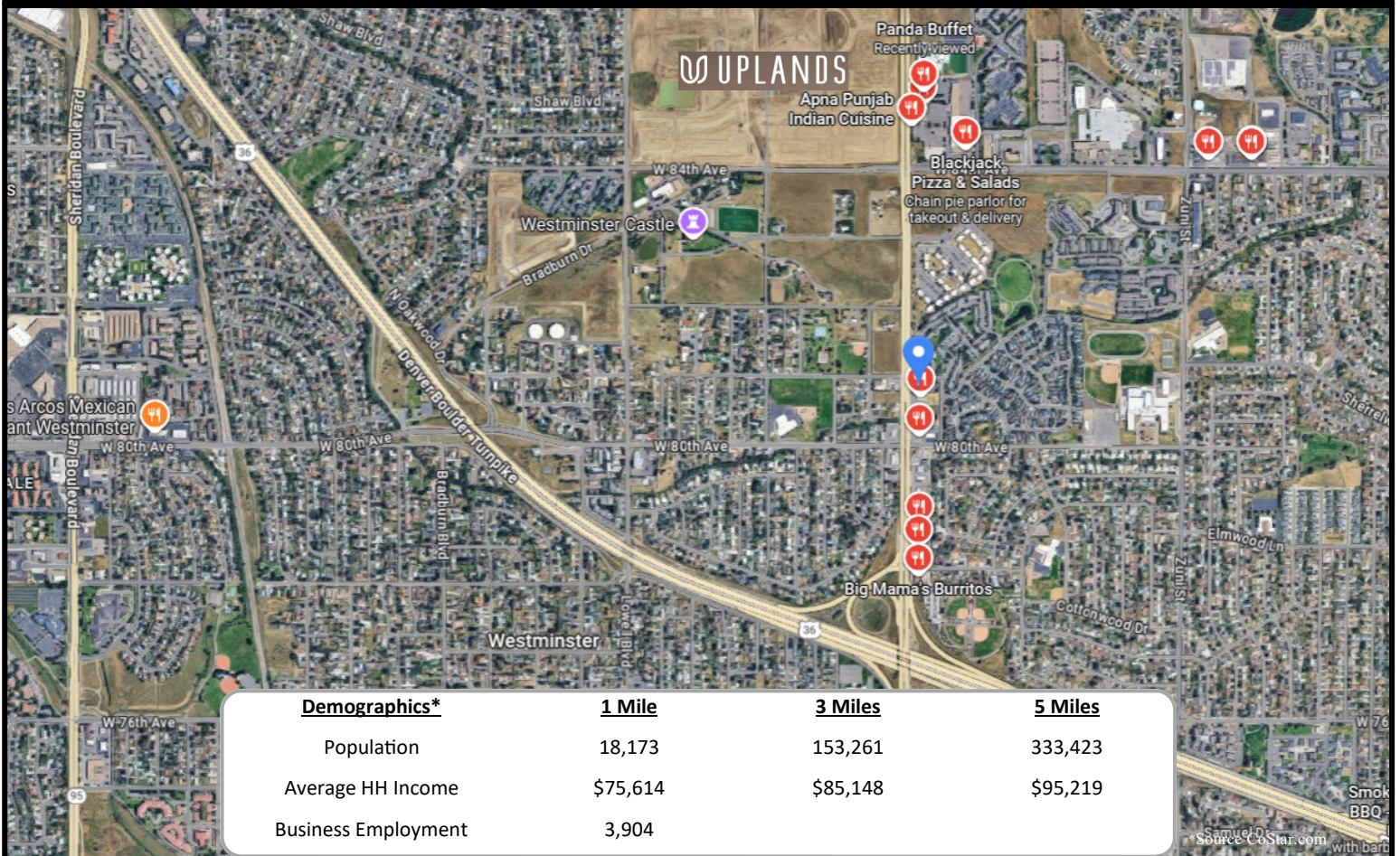


# SANBORN AND COMPANY

## Restaurant Real Estate

8050 Federal Blvd.

Westminster, CO 80031



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