

## Beautiful Turn-Key Bar/Restaurant

320 E. Colfax Ave., Denver 80203

- High density urban Location
- Heavy foot traffic
- Long term lease
- H & R Cabaret liquor license
- \$95,000
- High ceilings
- 4,758 SF (+/-)



<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	37,923	188,914	420,100
Average Income	\$47,551	\$65,456	\$63,533
Daytime Population	119,261	266,021	407,075

\*Source Demographicsnow.com

This very urban location is a hot spot with a high level of foot traffic as well as retail frontage to busy Colfax Avenue and a very short walk to the Capitol building and Downtown. The unique floor plan allows for an active high volume bar area and restaurant, while accommodating private areas for meetings, banquets or parties. The Hotel/Restaurant class liquor license with standard Cabaret license is transferrable and the long term lease options are assignable. Furniture, fixtures and equipment are included in the price and will accommodate most concepts. Don't miss a great opportunity to acquire a great space in a great location.

For more information call Mark Valente  
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