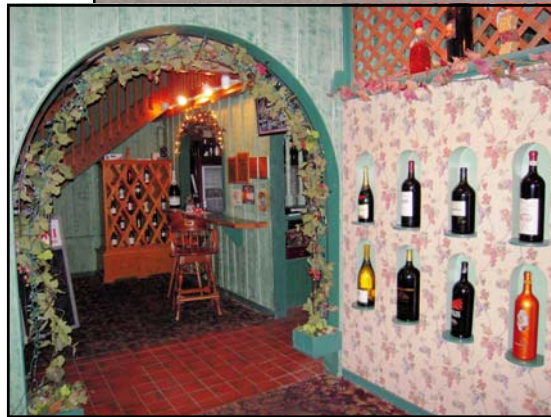
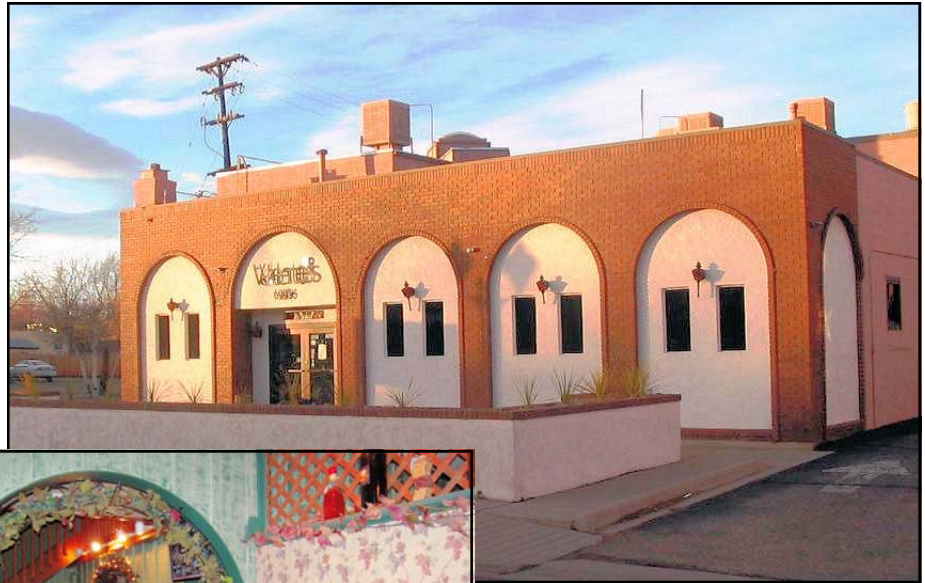


## Free-Standing with Real Estate

6995 W. 38th Avenue, Wheat Ridge

- \$879,000
- H & R Liquor License capable of transfer
- Parking for approx. 75 cars
- Two dining rooms
- Banquet/meeting room
- Separate bar and lounge
- 4 lots consisting of 36,463 SF of land
- 7533 SF building (4,480 main level, 3,053 2nd level)
- 10 minutes from Downtown
- 2 miles from Denver Highlands



Located less than one mile from the large and growing Exempla Lutheran Medical Campus (2,500 employees, 800 physicians and 1,200 volunteers) and 2 miles from the hot Denver Highlands neighborhood, this popular restaurant location has a large generous parking area, two dining rooms, banquet room, lounge and a complete FF&E package and the H&R liquor license is capable of transfer. Take advantage of a location that provided 44 years of strong sales and local notoriety.

<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	13,767	127,819	323,167
Daytime Population	7,637	65,770	261,144
Average Income	\$54,486	\$55,172	\$59,593

\*Source Demographicsnow.com

For more information call Mark Valente  
303.220.7919 ext. 109

[RestaurantsBarsForSale.com](http://RestaurantsBarsForSale.com)