



features

- Popular Uptown Location
- Walkable Area Surrounded Residences
- 3,800 SF
- Vintage Bar Setup
- Banquet Room Seats 30
- Outdoor Patio Seats 18
- Lease \$25.00 PSF, NNN
- **ASSET PRICE:** Negotiable

overview

The location of this restaurant and bar in the Uptown neighborhood of Denver cannot be beat. Surrounded by a mix of Victorian and Queen Anne Homes, modern high-rise apartments, and popular retail shops, this Denver restaurant and bar is one of the spots locals depend on. This restaurant has a long and successful history and is suitable for any concept. It features an impressive vintage bar, large dining area, banquet room, as well as a patio. Purchase the assets which include a long-term under-market lease, all FF&E, and a transferable Hotel & Restaurant Class liquor license. Don't miss this rare restaurant opportunity in an outstanding trade area on Denver's Restaurant Row.

Contact:

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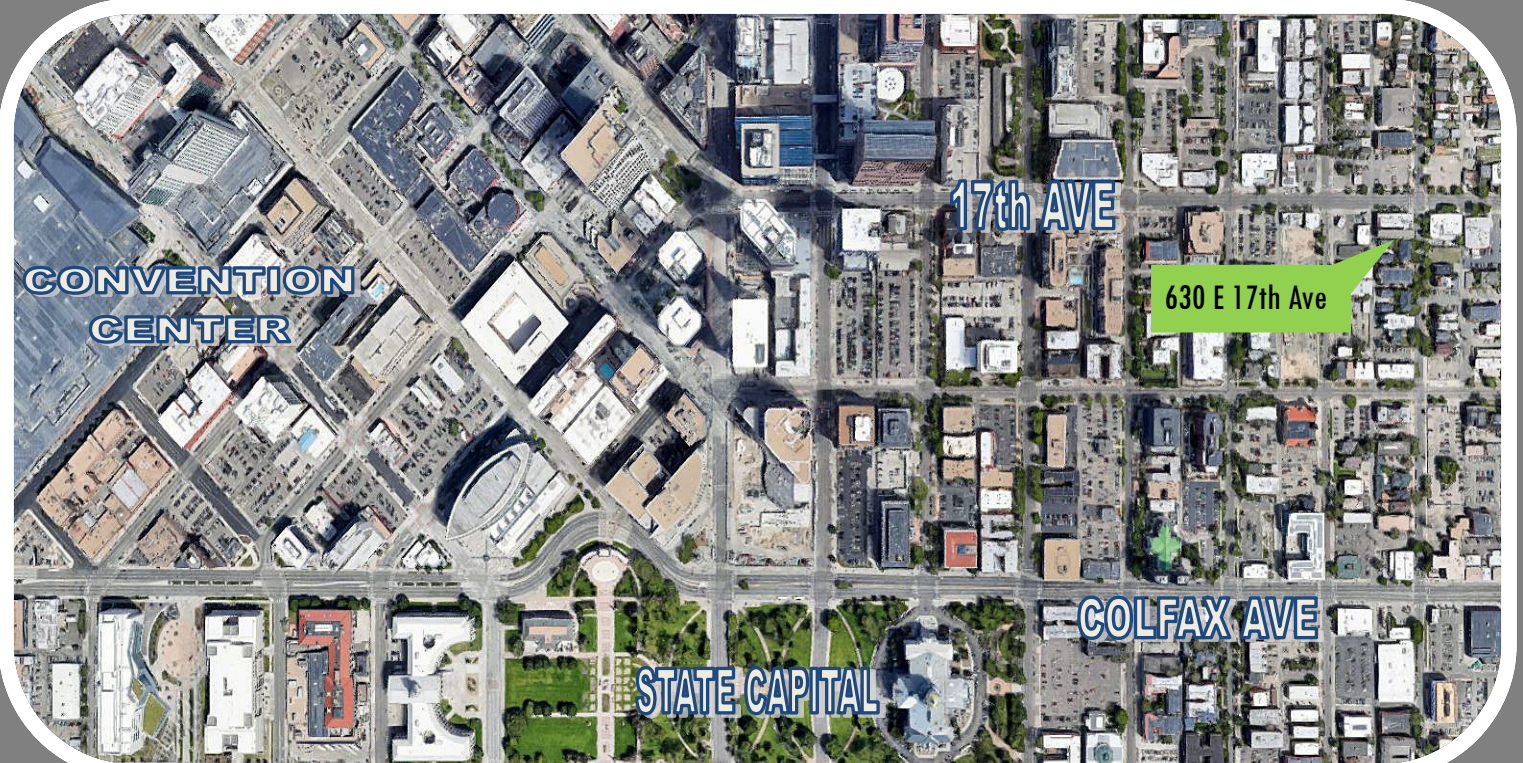
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Restaurant and Bar for Sale

Uptown Neighborhood

630 E. 17th Ave. Denver, CO



<u>Demographics*</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	52,527	244,245	516,508
Average HH Income	\$58,375	\$66,476	\$63,361

* Source CoStar.com

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