



Features

- Free-Standing Building
- Corner Lot
- 2,063 SF Building
- 9,583 SF Land
- Exclusive Dedicated Parking
- 133 Total Seats
- Covered, Enclosed & Heated Patio
- Outdoor Fireplace
- Fully Equipped Kitchen
- 8 Foot Exhaust Hood
- Hotel & Restaurant Liquor License
- \$1,050,000

overview

This bar and restaurant real estate in Northwest Denver is located in Olde Town Arvada and is was previously operated as 4 Barrel Bar & BBQ. This 2,063 SF bar and restaurant real estate is free-standing on a corner lot that is .22 acres with P-1 zoning and 13 parking spaces. There is a bar that seats 20 comfortably, a dining room with 25 seats, a covered and enclosed patio with 48 seats and radiant heated flooring for year round use and an additional 450 SF open air patio with 40 seats.

There are several TVs throughout the bar and restaurant that provide for convenient sports and event viewing. There is a fully equipped kitchen with an 8 foot exhaust hood and walk in cooler that would be suitable for most any menu concept. The real estate, FF&E and H&R liquor license are all included in the sale at \$1,050,000.

Contact:

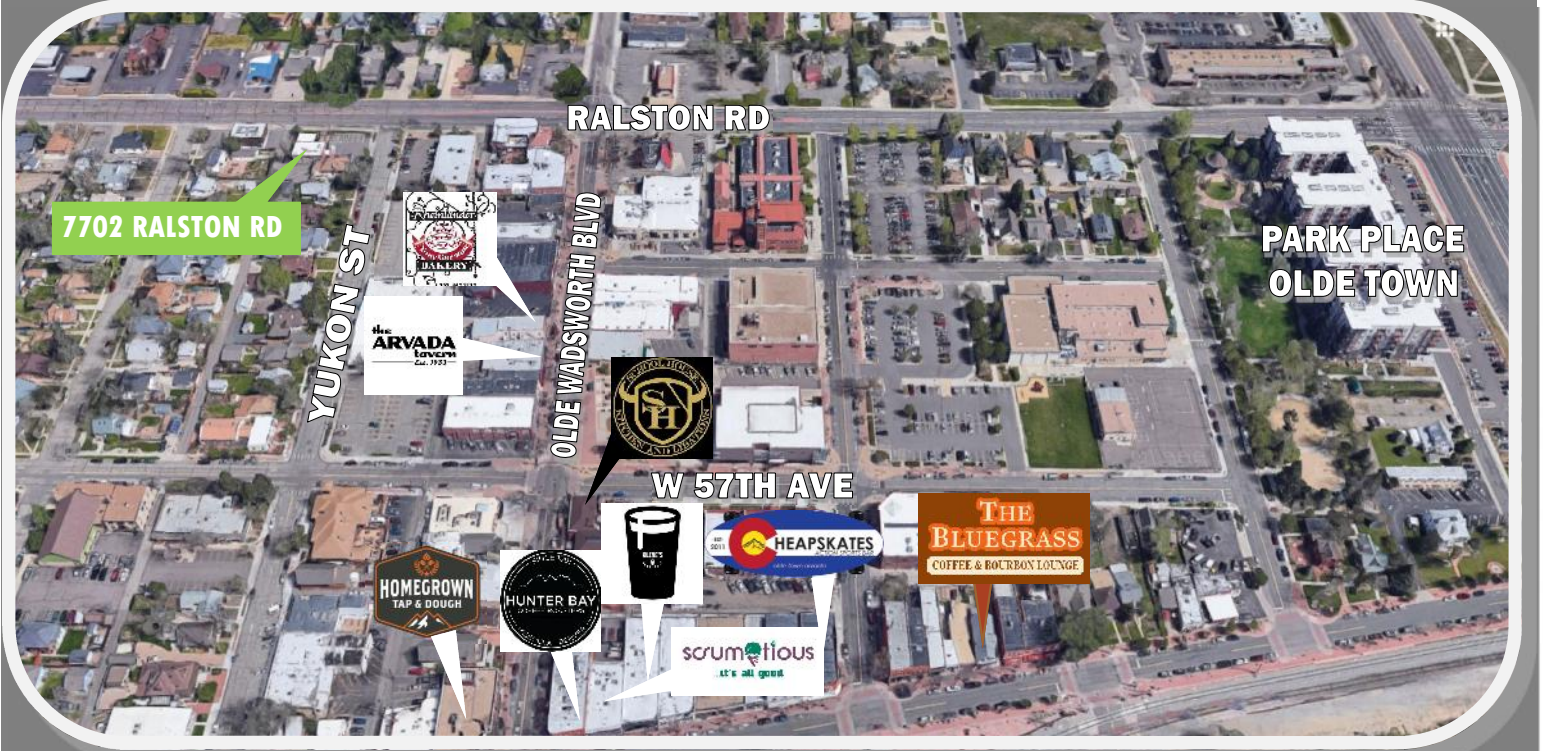
Mark Valente
Associate Broker
303.220.7919 ext. 109
mv@sanbornandcompany.com

SanbornAndCompany.com

455 Sherman St., Suite 490
Denver, CO 80203
303-220-7919 (P)
303-220-8191 (F)

SANBORN AND COMPANY

Real Estate for Sale
Free-Standing Building
7702 Ralston Rd., Arvada



Demographics*	1 Mile	3 Miles	5 Miles
Populatio	16,250	123,313	337,821
Average HH Income	\$62,231	\$75,570	\$82,238
Daytime Populati	8,282		

*Source CoStar.com

Contact:

Mark Valente
Associate Broker
303.220.7919 ext. 109
mv@sanbornandcompany.com

SanbornAndCompany.com

455 Sherman St., Suite 490
Denver, CO 80203
303-220-7919 (P)
303-220-8191 (F)

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE TO BE RELIABLE, PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE.