



Features

- High Visibility Free Standing Building
- 36,573 ADV Traffic counts
- 2,488 SF
- Off Street Parking
- Alpha 7bbl 2 Vessel Brewhouse
- Six 7bbl and 1 30bbl Fermenters
- 1,600 + bbl Capacity
- New Build Out (2017)
- Large Patii
- 100 % Turnkey
- Like New Condition
- Long Term Lease Available
- Lease \$19.67/PSF, NNN

- **PRICE:** Only \$195,000!

Overview

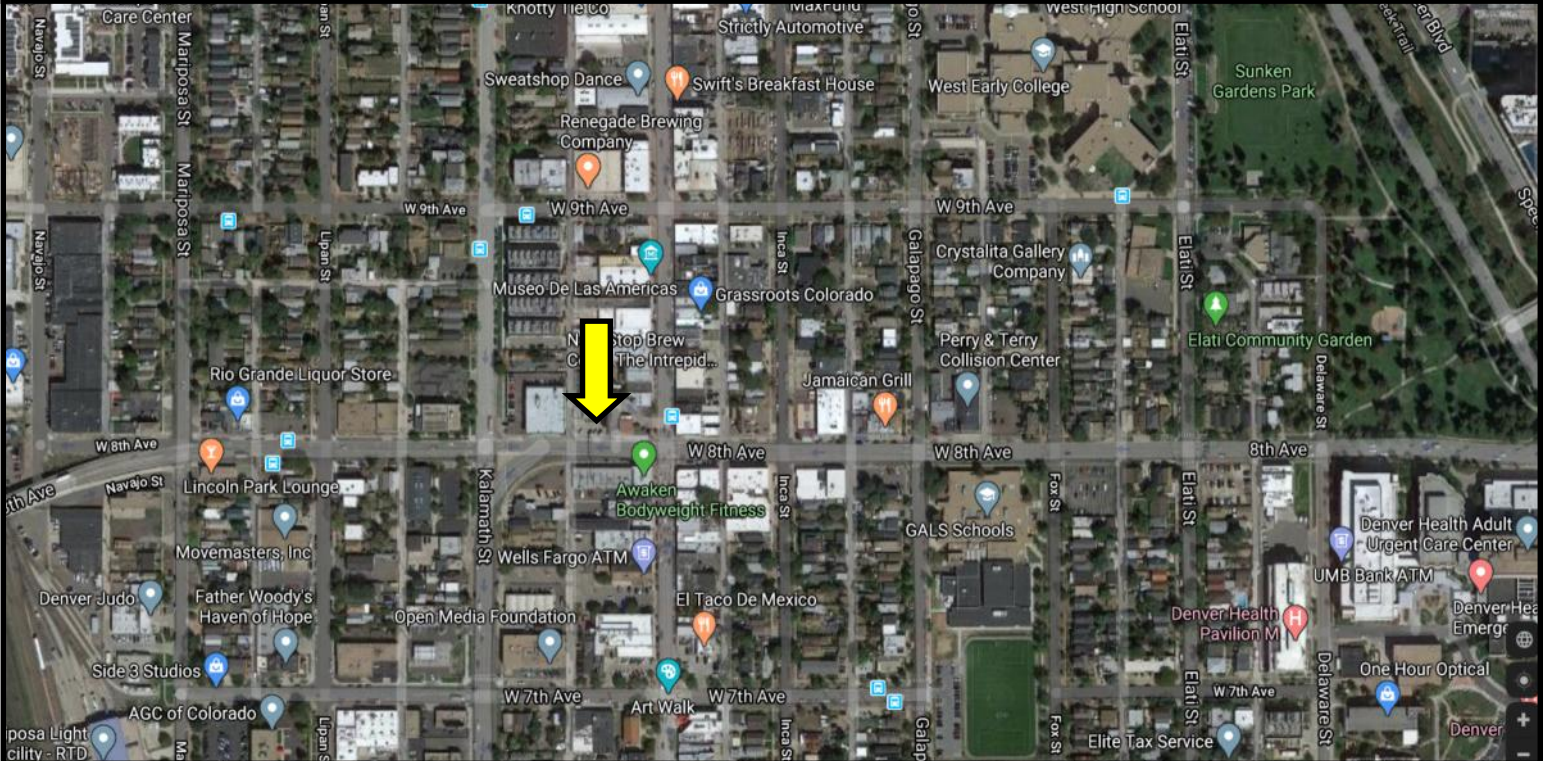
Built in 2017 this brewery and taproom is in a free standing 2,488 square foot building with off street parking on busy 8th Avenue in the Santa Fe Arts District, a nationally known arts and cultural district, encompassing hundreds of artists, galleries, studios, theaters, and creative businesses. The brewery is truly turnkey with a 7bbl Alpha brewhouse, seven fermenters, large walk-in with seven serving tanks, taproom, and patio. This fully equipped and operating brewery is capable of producing over 1,600 barrels annually. The buildout and all equipment are in like new condition. With over \$425,000 in construction costs and \$300,000 in equipment, this is a rare opportunity to purchase an operating brewery at a fraction of the cost to open. Tradename and recipes are specifically excluded from the sale.

Contact:

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Demographics*	1 Mile	3 Miles	5 Miles
Population	22,041	246,832	541,574
Average HH Income	\$80,919	\$91,164	\$88,416

*Source CoStar.com

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