



### Features

- Great South Broadway Location
- Front Patio Plus a Rear Courtyard
- H & R Liquor License
- Mezzanine Overlooking Dining Room
- Beautiful Bar
- Banquet Room
- Full Kitchen with 8' Hood
- Grease Trap
- 4,250 SF (County Records)
- Rent—\$6,250 per Month, NNN

### Overview

This restaurant and bar property is ideally located on the west side of the popular Platt Park neighborhood and just south of the new Gates District. South Broadway has an eclectic mix of restaurants, bars and retail shops with traffic counts of over 18,000. The property has an efficient kitchen, beautiful bar with a large seating area, dining room, mezzanine, small banquet room, and partial basement. Additionally, the large rear courtyard and front patio add flexibility and value during any pandemic restriction. This property has a long restaurant and bar history and can easily convert to any full service restaurant or bar concept.

### Contact:

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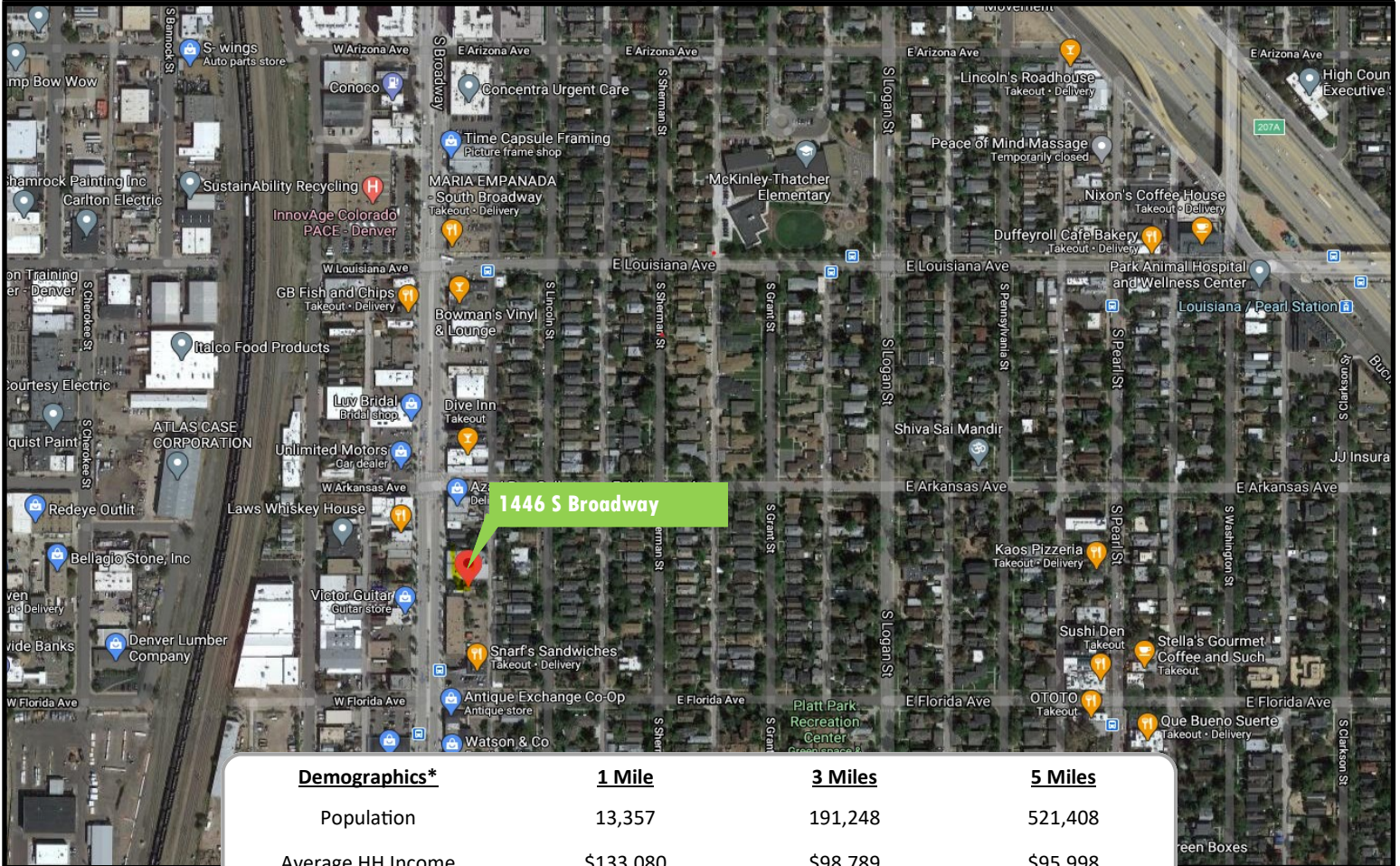
**SanbornAndCompany.com**

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# SANBORN AND COMPANY

**Restaurant & Bar For Lease**  
**1446 S. Broadway**  
**Denver, CO 80210**



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