



Features

- High Visibility Free Standing Building
- 36,573 ADV Traffic counts
- 2,488 SF
- Off Street Parking
- Alpha 7bbl 2 Vessel Brewhouse
- Six 7 BBL and (1) 30 BBL Fermenters
- 1,600 + BBL Annual Capacity
- Newer Build Out (2017)
- Large Patio
- Like New Condition
- For Lease—\$25/PSF, NNN

Overview

This fully equipped turnkey brewery for lease is located at 925 West 8th Avenue in Denver, Colorado. The immediate trade area is part of the Santa Fe Arts District, a nationally known arts and cultural district, encompassing hundreds of artists, galleries, studios, theaters, and creative businesses. This brewery is truly turnkey with a 7bbl Alpha brewhouse, seven fermenters (six 7 bbl and one 30 bbl), large walk-in with seven serving tanks, tap room, and patio. This fully equipped 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 original construction costs and \$300,000 in equipment. This is a rare opportunity for an experienced brewer looking to open a taphouse or for a successful brewery looking to increase production without the huge expense not to mention the planning and construction time.

Contact:

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SanbornAndCompany.com

2191 S. Platte River Dr.
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**FOR
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SANBORN AND COMPANY

Brewery for Lease

925 West 8th Avenue
Denver, CO 80204



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