

# Your Concept Here



## RESTAURANT & BAR FOR SALE

Listed at \$289,000

This location has everything you need for a successful restaurant.

Plenty of parking, corner, end cap unit

Surrounded by local serving high traffic business.

You have no shortage customers walking by your front door.

### SCHEDULE A PRIVATE VIEWING

Ruth Kruger

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## THE PROPERTY

Currently being operated as Tiki Mana Restaurant. Keep the current concept and build on their success or bring your own.

## FEATURES

- ✓ 1050 sqft
- ✓ Full Kitchen
- ✓ Full Bar with 6 Seats
- ✓ 26 Seat Dining Area
- ✓ 50+ Seats On The Patio
- ✓ Transferable Liquor License
- ✓ Rent \$4289 Per Month No NNN



## AMENITIES

- \*Plenty of Parking.
- \*High Traffic, Local Anchor Businesses on All Sides.
- \*Built In Customer Base.
- \*\*Affordable Rent!!!

# TURN KEY READY

This spot is ready for your concept. Everything you need to bring your vision to life in an efficient easy to manage package.

No need to hassle with building out a restaurant. Simply change some dining room decor to fit your concept. Have the current ownership sign the licenses over to you. Prep up your menu and open the doors. You could be open this summer. Approximately 1200 square feet inside means that every inch of the space is making money. With no wasted space.

When the sun is shining crank up the 40+ seat patio and let your fans relax and enjoy your spots vibe and a couple of our famous Colorado craft beers.

FOR MORE INFORMATION  
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