

PLATTE RIVER SALOON

BAR/RESTAURANT IN DOWNTOWN FAIRPLAY

517-523 FRONT STREET, FAIRPLAY, CO 80440



TRANSWORLD®
Commercial Real Estate



FOR SALE ~~\$510,000~~ \$495,000
(SELLER FINANCING AVAILABLE)

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



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SECTION I

Property Summary



PROPERTY SUMMARY

Platte River Saloon
517-523 Front Street, Fairplay, CO 80440



Property Summary

Price:	\$495,000
Asset Type:	Retail
Bldg SF:	2,928 SF
Lot Size:	.16 AC
Year Built:	1946/2019
County:	Park
City:	Fairplay

Seller Financing
Available

Property Overview

517 Front Street in Fairplay, CO offers a prime downtown location with a turnkey bar/restaurant featuring historic charm, strong local appeal, and proven business potential. The property features a spacious dining area, rustic saloon style bar, commercial kitchen, outdoor patio seating with spectacular views, all set in a high-visibility location with strong local and tourist traffic.

Location Overview

Located in the heart of Fairplay's historic downtown, 517 Front Street is on the town's main commercial corridor. Front Street is a walkable, tourist-friendly area lined with restaurants, shops, galleries, and historic buildings, attracting year-round visitors exploring South Park City Museum, outdoor recreation in the Mosquito Range, and the nearby ski resorts of Breckenridge (just 23 miles away).

As the county seat of Park County, Fairplay also serves as a hub for local government, services, and community events, bringing steady foot traffic from both residents and tourists. The property sits just steps from the Middle Fork of the South Platte River, adding to its Old West character and appeal.

SECTION II

Photos



PROPERTY PHOTOS

PLATTE RIVER SALOON

517-523 Front Street, Fairplay, CO 80440



PROPERTY PHOTOS

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517 Front Street | Fairplay, CO 80440



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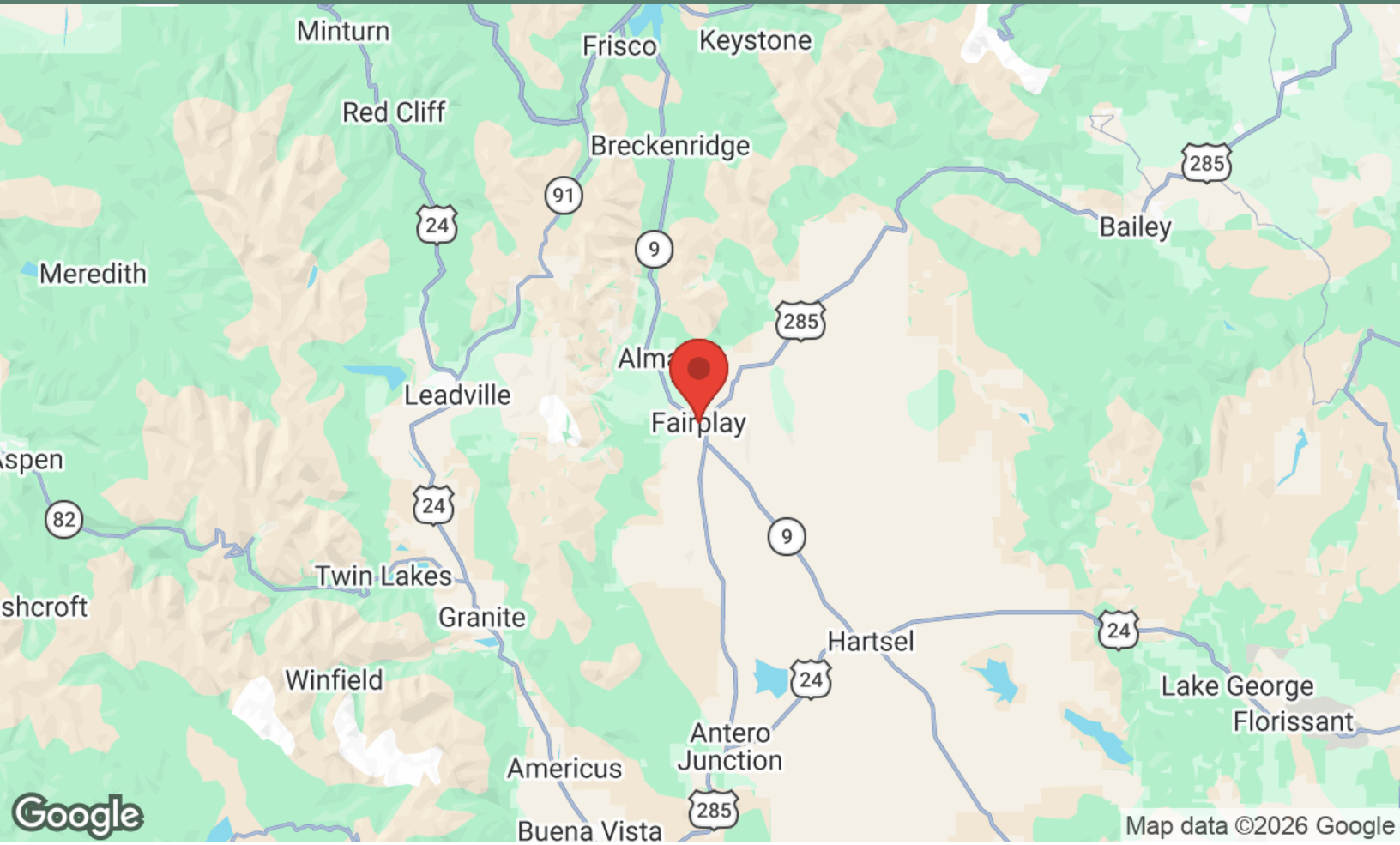
SECTION III

Maps / Demographics



LOCATION MAPS

PLATTE RIVER SALOON
517-523 Front Street, Fairplay, CO 80440





BUSINESS MAP

PLATTE RIVER SALOON

517-523 Front Street, Fairplay, CO 80440



 Dollar General

 St. Joseph Catholic Church


 The Salt Licking Goat Clothing Company

Colorado Mountain Hat Co


South Park Town Hall


K C Car Wash

Front Street River Park

 Fairplay Town Hall

 Shell

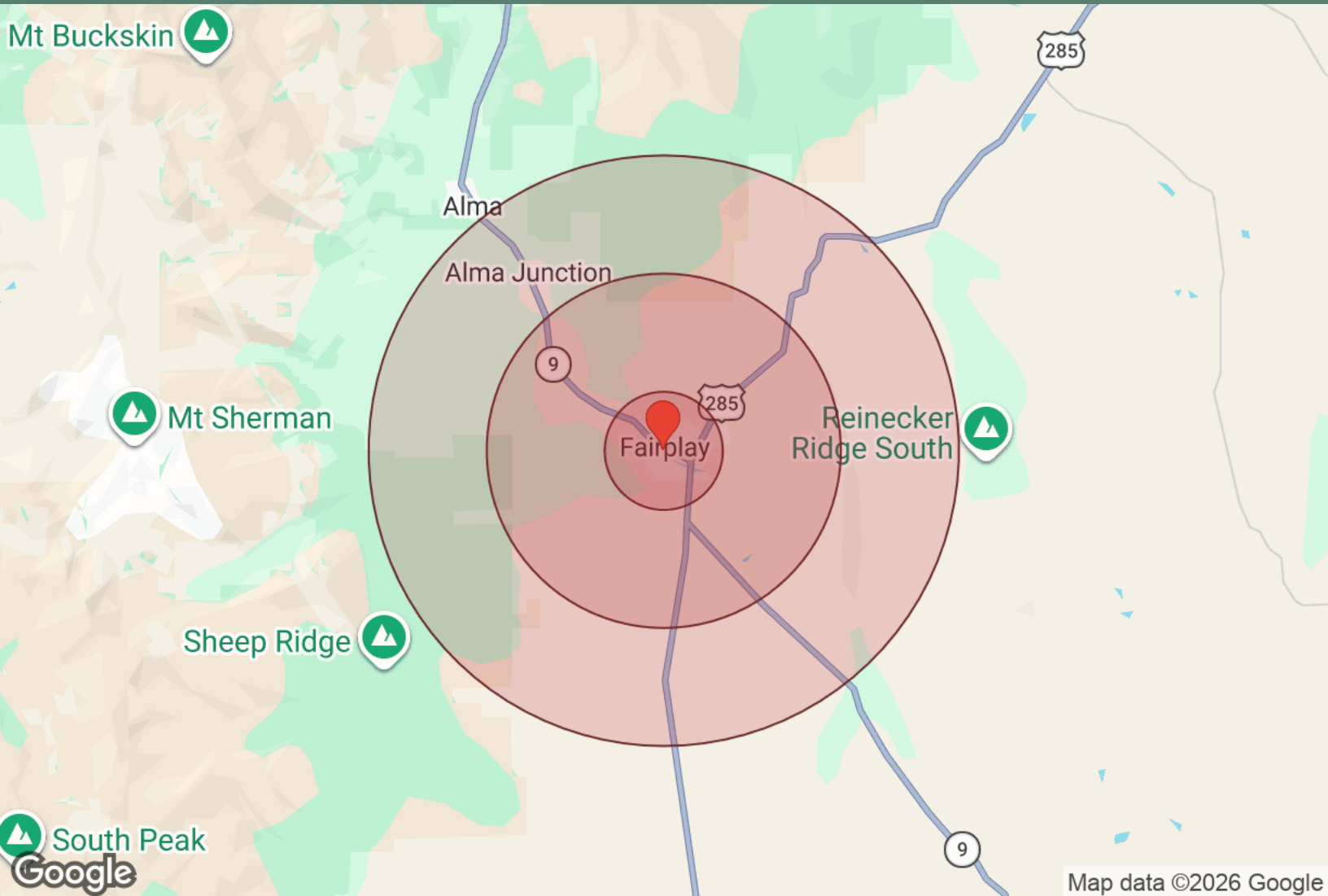
 NAPA Auto Parts - Fairplay Auto Supply

 Utopia Tire and Auto Repair

DEMOGRAPHICS

PLATTE RIVER SALOON

517 Front Street | Fairplay, CO 80440



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	467	901	1,263
Female	354	715	989
Total Population	821	1,616	2,252

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	718	1,411	1,968
Black	9	16	23
Am In/AK Nat	2	3	5
Hawaiian	1	2	2
Hispanic	60	123	169
Asian	10	22	29
Multiracial	20	36	52
Other	2	3	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	727	1,446	2,029
Occupied	393	775	1,080
Owner Occupied	288	592	820
Renter Occupied	105	183	260
Vacant	334	671	949

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	101	194	271
Ages 15 - 24	66	129	177
Ages 25 - 54	419	791	1,101
Ages 55 - 64	121	246	346
Ages 65+	113	254	356

Income	1 Mile	3 Miles	5 Miles
Median	\$104,458	\$102,491	\$103,772
Under \$15k	16	44	55
\$15k - \$25k	7	25	31
\$25k - \$35k	N/A	7	11
\$35k - \$50k	55	94	132
\$50k - \$75k	36	85	114
\$75k - \$100k	69	111	158
\$100k - \$150k	154	317	435
\$150k - \$200k	35	50	77
Over \$200k	21	41	68

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.


Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker