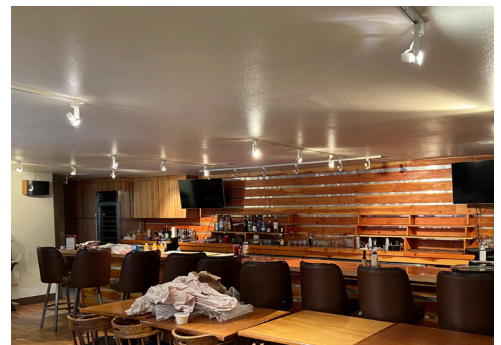


Lake City Cafe

Lake City, CO

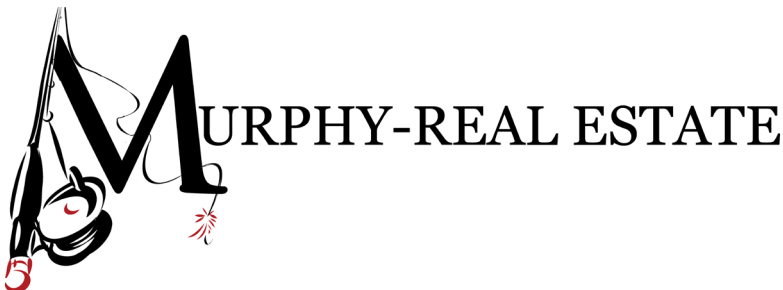


The popular Lake City Cafe eatery is coming on the market offering a great investment opportunity. The commercial space is 3,075± square feet, which currently houses a coffee house, restaurant, bar, and large kitchen. The space also offers a large outdoor dining area accessible by the restaurant and coffee shop. Large outdoor seating is a rarity in the Lake City restaurant scene, making for a great asset to this property. Being sold with equipment and furnishings for both businesses for a smooth startup transition. The restaurant has been closed this summer but was run as a year-round business for many years. Attached to the commercial property is a 1,128± square feet of living quarters. The living quarters offer 2 bedrooms, 2 baths with a large kitchen and living area. The living area has access to a deck and fenced yard. The living quarters has their own private entrance or can be accessed through the restaurant. Lake City has missed this popular eatery so if you always wanted to live in a historic mountain town and operate a business this may be a fit for you.

Property Highlights

- .21± Acre
- 4,214± Sq. Ft.
- 2 Bedrooms, 4 Baths
- Restaurant, Bar, Coffee Shop
- Large Outdoor Seating Area
- Living Quarters

\$1,049,000



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