

FOR SALE · OWNER-USER



52 4TH STREET · DOWNTOWN GRANBY, COLORADO

THE PEARL DRAGON

RESTAURANT BUILDING | TURNKEY KITCHEN | MIXED-USE

Real estate only. Restaurant business,
FF&E & goodwill separately negotiable.

OCCUPY · LEASE · REPOSITION

Flexible exit strategies for any buyer

THE OPPORTUNITY

A freestanding downtown Granby building with a fully built-out commercial kitchen, sold as real estate only, so the next owner sets the strategy.

Historically operated as a full-service restaurant, the property carries a complete kitchen line with hood system and grease-trap infrastructure already in place, which is the single most expensive and time-consuming hurdle for any food user to clear. A buyer steps in with that capital cost already absorbed.

An upstairs apartment adds a second lever: owner-occupancy, staff housing, or supplemental rental income. With mixed-use zoning and immediate possession (or a short-term leaseback from the existing operator), the building flexes to an owner-user, an income investor, or a live/work repositioning play.

ASKING · RE ONLY

On Request

Contact listing broker · business negotiable

LOT SIZE

0.36 AC

Large downtown parcel + parking

KITCHEN

Turnkey

Hood, line & grease trap in place

ZONING

Mixed-Use

Restaurant + residential above

BUILDING SIZE

3,788 SF

Built 1968 · est. corner presence

POSSESSION

Immediate

Or short-term leaseback

ONE TEAM, EVERY STEP

PMG's vertically integrated model means a buyer never leaves the table to execute.

BROKERAGE / PMG REALTY

Acquisition, leasing & tenant rep, including sourcing a restaurant tenant if you buy for income.

BUILD / CHERRY CREEK BUILDERS

Reposition, refresh the buildout or convert the upstairs, scoped and built in-house.

FINANCE / TIMBERLINE LENDING

Owner-user and investment financing structured alongside the purchase, under one roof.

PROPERTY DETAILS

ADDRESS	52 4th Street, Granby, CO 80446
PARCEL NO.	1329-323-25-006
BUILDING SIZE	3,788 SF
LOT	0.36 Acres
YEAR BUILT	1968
ZONING	Mixed Use
CURRENT USE	Restaurant
SECONDARY USE	Residential apartment (upstairs)
SALE STRUCTURE	Asset sale, real estate offered independently
POSSESSION	Immediate or short-term leaseback

WHAT YOU'RE BUYING

Commercial kitchen, hood + grease trap

Dedicated prep areas

Upstairs apartment

Freestanding building

On-site parking

Downtown frontage

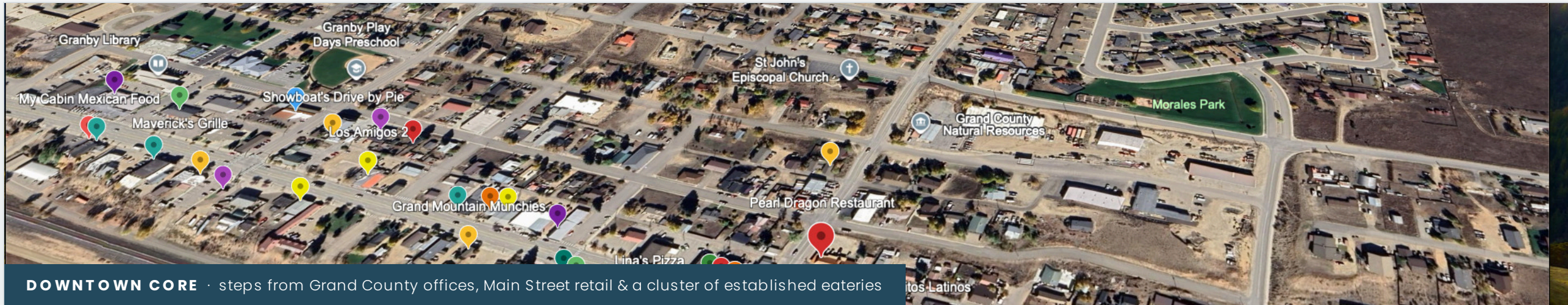


AERIAL • 0.36-ACRE PARCEL

Freestanding structure with surrounding lot and parking, fronting downtown Granby.

WHERE GRANBY SITS

Granby is the crossroads of Grand County, the junction of U.S. 40 and U.S. 34, and the launch point for the county's biggest draws. That puts a downtown commercial building in front of year-round local and tourist traffic.



DRIVE TIMES & DISTANCES

Ski Granby Ranch	~3 mi	Grand Lake village	~15 mi
Winter Park Resort	~20 mi	RMNP, west entrance	~20 mi
Hot Sulphur Springs	~10 mi	Downtown Denver	~90 mi

THE MARKET STORY

A four-season tourism economy. Winter brings skiing, snowboarding, snowmobiling and ice fishing; summer brings hiking, mountain biking, boating, rafting and Gold Medal fishing. **Lake Granby**, one of Colorado's largest with ~40 miles of shoreline, and four area golf courses keep visitors cycling through town across every season, not just one peak.

THREE WAYS TO OWN IT

01

OPERATE

Take over a turnkey restaurant space. The hood, line and grease trap are in place, so buildout capital and permitting lead-time are largely already spent. Open faster, on less.

02

OWN + LEASE BACK

Buy the real estate as an investment and keep the existing restaurant as a tenant on a leaseback for income continuity from day one, while you hold a downtown commercial asset.

03

REPOSITION

Mixed-use zoning plus an upstairs apartment opens live/work, food-hall, retail or hospitality concepts. Reshape the building around a new use with PMG's build team in-house.

WHO IT FITS

- Owner-user, restaurant or food
- Downtown commercial investor
- Live/work & mixed-use buyer
- Hospitality repositioner

THE BUSINESS (OPTIONAL)

Available separately via asset sale: **FF&E, kitchen equipment & goodwill**. Financials released to qualified buyers under NDA.

The 3,788 SF building is positioned competitively for restaurant-ready commercial space along the U.S. 40 corridor, where existing kitchen infrastructure and downtown placement carry a premium relative to raw or repurposed space in surrounding mountain communities. Real estate is offered independently of the business; contact the listing broker for pricing.

OWN WITH PURPOSE & CLARITY

Arrange a private showing or request the full information package, including business financials under NDA.

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**PMG
REALTY**

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THE PEARL
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