



Total Square Feet | 5,140 SF

Lot | 0.36 Acres

Property Type | Commercial Restaurant & Retail

Year Built | 1958

Renovation | 2023

HVAC | Forced Air / Natural Gas / Evaporative Cooler

Parking | Parking Lot with 25 spots

MLS # | S1062644



Greg Breslau

Broker Associate/Partner
970-819-4366
gbreslau@thegroupinc.com
TheSteamboatBroker.com

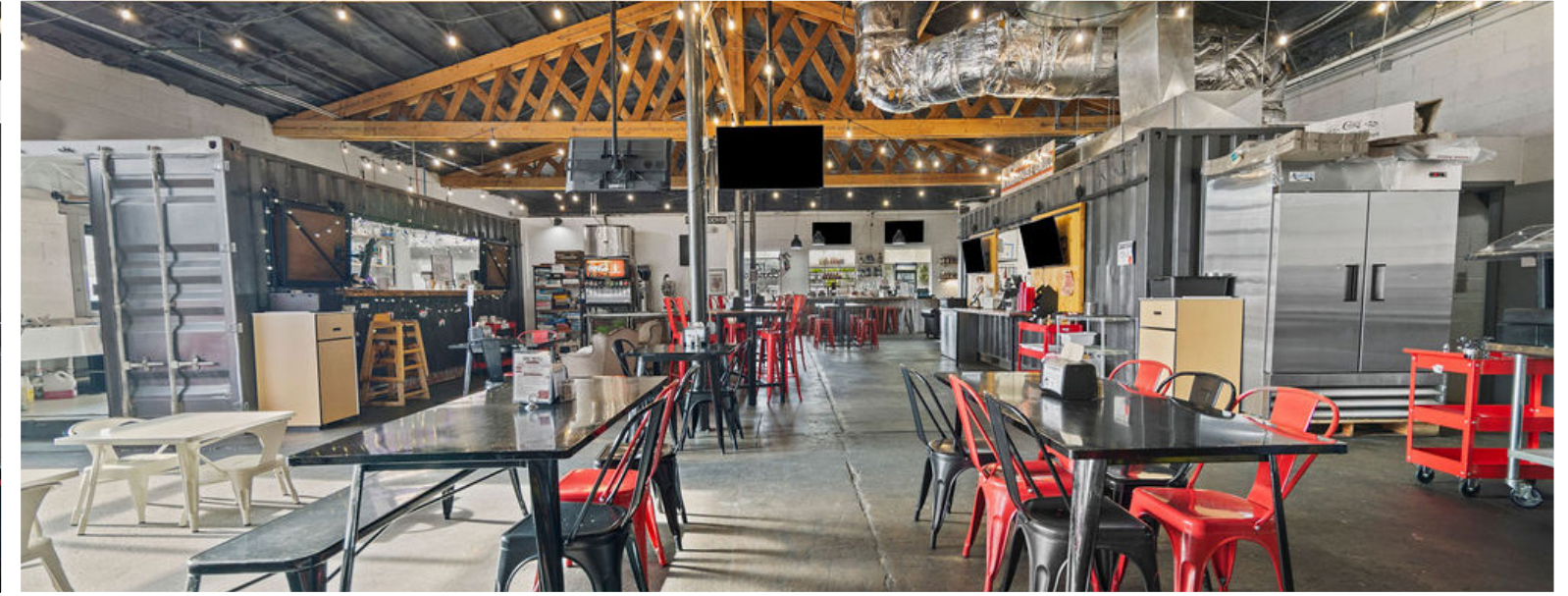
Yvonne Gustin

Country Living Realty LLC
970 629 5842
yvonneinc1@gmail.com



WAREHOUSE FOOD HALL

1589 WEST VICTORY WAY, CRAIG, CO



An exceptional **turn-key investment opportunity** in the heart of Craig. Home to the popular **Warehouse Food Hall**, this **5,140-square-foot** property was **fully renovated in 2023**, featuring a creative, open floor plan that blends historic character with modern finishes.

Real Estate + Business Package

The thriving food-hall business is also available for purchase, including all furniture, fixtures, and equipment—providing a seamless transition for an investor or owner-operator. Please contact the listing broker for information regarding the sale of the business.

List Price: \$950,000 | Price/SqFt: \$184/SF+Business

Property Highlights:

- **Complete 2023 renovation:** updated electrical, plumbing, and high-end interior finishes
- **Spacious 5,140 SF layout** designed for multiple food vendors and shared dining
- **Huge parking lot** for guests and vendors
- **Excellent visibility and signage** on W. Victory Way, Craig's primary commercial corridor
- **Untapped growth potential**, offering small restaurant users a low-risk way to launch and test new food concepts

Whether you continue the established food-hall model or introduce your own vision, 1589 W. Victory Way delivers a rare combination of prime location, flexible design, and immediate income potential.