

Price Reduction \$1,350,000 | Iconic Restaurant in Idaho Springs

2805 Colorado Boulevard, Idaho Springs, CO 80452



4251 Kipling Street, Suite 150, Wheat Ridge, CO 80033
www.ModernRECommercial.com

For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Iconic Marion's of the Rockies located 1 minute from I-70 on the East Side of Idaho Springs. Now available for purchase. Family owned and operated restaurant since 1978. Restaurant business and real estate are included in the sale.



Price Reduction \$1,350,000 | Iconic Restaurant in Idaho Springs

2805 Colorado Boulevard, Idaho Springs, CO 80452



4251 Kipling Street, Suite 150, Wheat Ridge, CO 80033
www.ModernRECommercial.com

For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY SUMMARY

Building Size | 5,154/SF
Lot Size | 7,003/SF
Year Built | 1950
Parking | Ample drive-up parking in front of restaurant
Taxes | \$11,344

FEATURES

- Unbelievable location just 1 minute off of I-70 on East side of Idaho Springs
- Long established clientele
- Ideal location for West/base East bound traffic off of I-70
- Great signage
- Furniture Fixtures + Equipment included
- Business value included in sales
- Rare "plug and play" restaurant opportunity
- Financials available upon request
- 2nd floor apartment



Price Reduction \$1,350,000 | Iconic Restaurant in Idaho Springs

2805 Colorado Boulevard, Idaho Springs, CO 80452



4251 Kipling Street, Suite 150, Wheat Ridge, CO 80033
www.ModernRECommercial.com

For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Price Reduction \$1,350,000 | Iconic Restaurant in Idaho Springs

2805 Colorado Boulevard, Idaho Springs, CO 80452



4251 Kipling Street, Suite 150, Wheat Ridge, CO 80033
www.ModernRECommercial.com

For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

