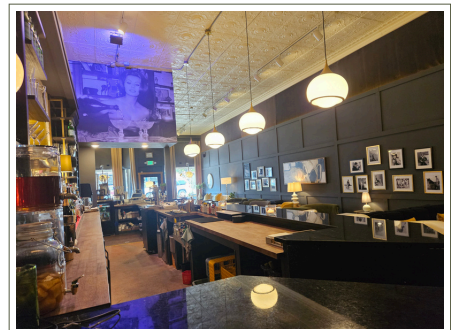


Confidential Listing



Wine & Whiskey Bar + Food & Cocktails



Situated in the stunning Western Colorado.

Located in Western Colorado, a beautifully transformed historic building has an entrance on Main Street and back alley access for deliveries. This space was completely renovated and opened in October 2022, featuring ADA restrooms, a compact commercial kitchen, and potential for expanding operations.

The venue can accommodate up to 49 guests, showcasing a meticulously crafted bar and captivating patrons with its classic 1950s and 60s decor upon entry.



LUCINDA STANLEY, CCIM

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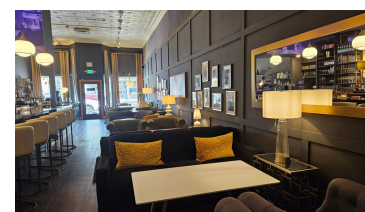
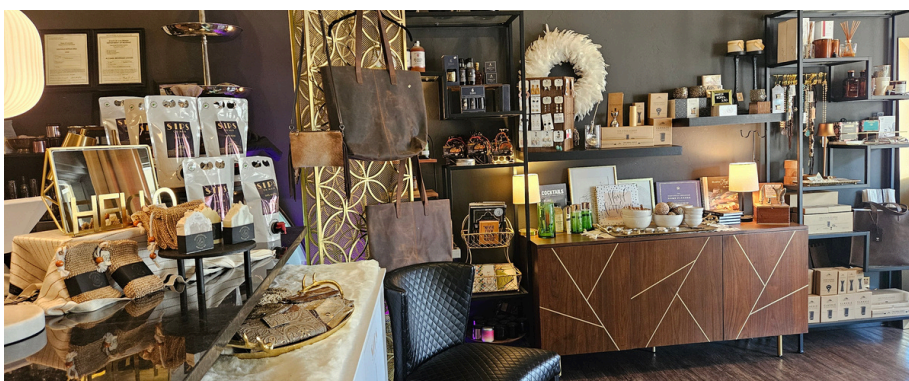


Business Information:

Unique and well know bar/restaurant located on historic Main Street, this up-scale, unexpected venue has gained tremendous popularity with tourists, locals and folks from surrounding communities hosting wine pairings with delicious dinners, local musicians entertaining guests, private venues, farm to table entrees, stocked bar with a full liquor license that's transferable. Opened October 2022 and in less than 2 years it has already become profitable with 2024 looking promising for a newly established venue such as this one.



Business Only For Sale | Priced at \$195,800



Business sales price is below actual investment.
 Now is a great opportunity to take over a newly established business and continue building on the momentum!

Renovation costs approx.. \$150,000

FF&E estimated at \$58,775

Inventory estimated at \$15,000 (not included in price)

Attractive lease rate with renewal options

Interested parties call for a NDA to receive additional information

Welcome to western Colorado. This business is located in a charming downtown setting offering the small town charm with a modern twist. Nestled between historic buildings and tree-lined streets, you'll find an array of unique shops, cozy cafes, and delightful restaurants. The community is vibrant and welcoming, with locals who take pride in their town and are always eager to share its hidden gems with visitors. Outdoor enthusiasts will be thrilled with the nearby hiking trails, scenic bike paths, and breathtaking landscapes that offer endless opportunities for adventure. Whether you're here for a quick visit or planning to stay a while, western Colorado promises a memorable and enriching experience.

