

# STANDALONE RESTAURANT FOR SALE

300 N SANTA FE DRIVE, DENVER, CO 80223

**BUILDING: \$1,425,000**

**FF&E AVAILABLE FOR PURCHASE (NEGOTIABLE)**



**SALE PRICE**  
\$1,425,000



**BUILDING TYPE**  
Restaurant



**BUILDING SF**  
2,118  
+ large patio seating area and basement storage/prep area



**LOT SIZE**  
10,420 SF | 0.24 AC



**ZONING**  
U-MS-3



**PARKING**  
15 Spaces



**TRAFFIC COUNTS**  
Santa Fe & 3rd Avenue  
10,047/per day

**PLEASE DO NOT DISTURB TENANT**





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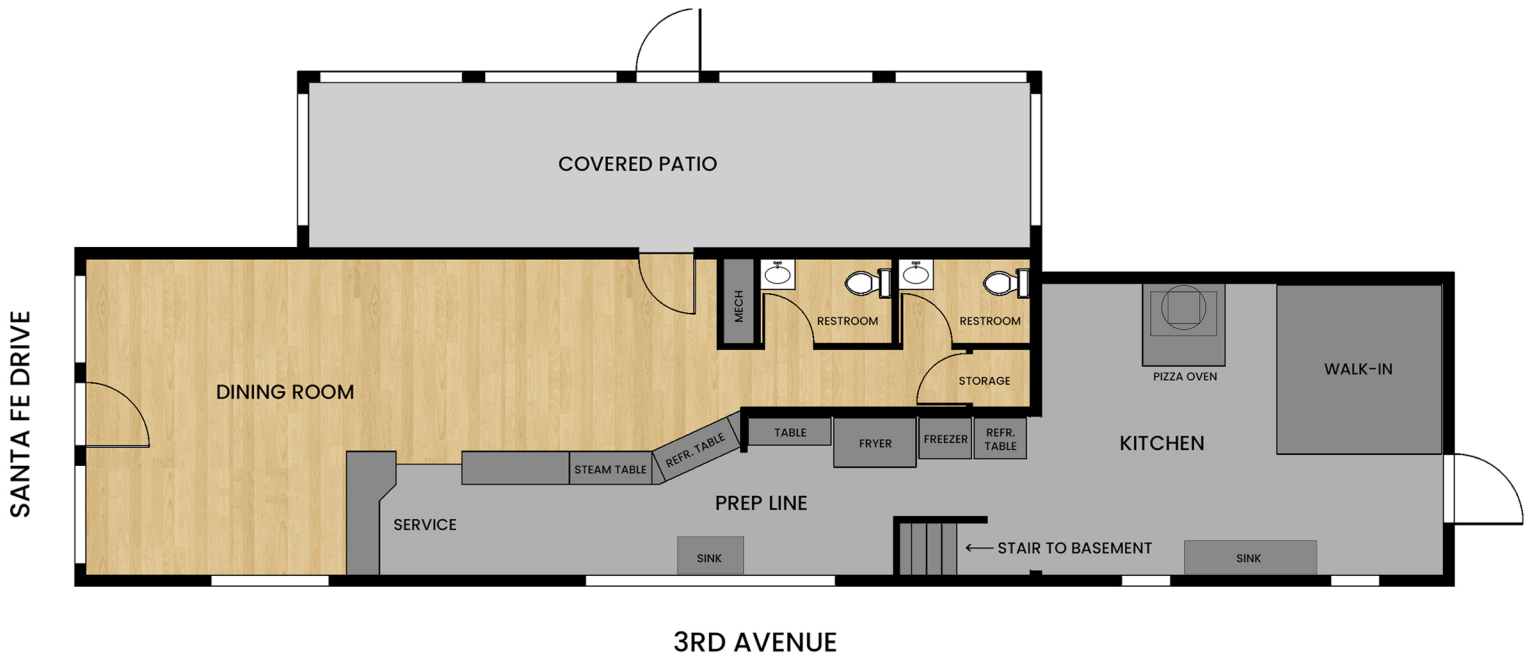
300 SANTA FE DRIVE, DENVER, CO 80223

PRICE HERE: \$1,425,000

FF&E AVAILABLE FOR PURCHASE (NEGOTIABLE)



## FLOOR PLAN



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— REAL ESTATE —