



PANORAMA COMMERCIAL GROUP

FOR SALE

TURN KEY RESTAURANT OPPORTUNITY

\$1,580,000
5,600 SF

FOR SALE

- Turn Key Restaurant Space
- Two 2,800 SF floors; 5,600 SF total area
- Full Bar Areas on Both Floors
- Two Walk-In Coolers and one Walk-In Freezer
- 700 SF Outdoor Patio Space on the Second Floor
- More Than 1,500 SF of Outdoor Patio Space on First Floor
- Fantastic Mountain Views From the Entire Property
- Newly Renovated (2012) Bathrooms, Kitchen Hoods, Walk-Ins, Hot Water Heater



JASON PLOTKIN
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FOR SALE

Turn Key Restaurant Opportunity

8595 PEARL STREET

THORNTON, CO 80229

SUGGESTED USES:

- BREWERY
- DISTILLERY
- RESTAURANT

PROPERTY DETAILS

Brand new listing in the heart of Thornton. Located just off Washington Street, this turnkey restaurant space has fantastic views; the views



from the second floor outdoor patio are absolutely stunning! The building contains approximately 5,600 square feet consisting of two approximately 2,800 square foot levels. Both floors have full bars with operational sinks and cold storage. The bottom floor is currently configured as a night club with a large dance floor and lighting system.

All of the plumbing and electrical in the building was updated in 2012. The commercial hot water heater, kitchen hoods, upstairs walk-in cooler, walk-in freezer and upstairs bathrooms were updated at that time as well. All of the appliances in the commercial kitchen (including the ice machine, dish washer, ovens, grills, burners, fryer and the "lowboy" cold storage system, etc.) are in good working order.

Given the bars, existing restaurant equipment, dance floor and lighting system, there are limitless potential uses including event space, smokers/vape lounge, wedding space and many more. It is a perfect location for a brewery, brew pub or distillery. This is a rare opportunity to own a ready to operate restaurant in a strong and growing market right in the commercial hot spot of Thornton, Colorado.

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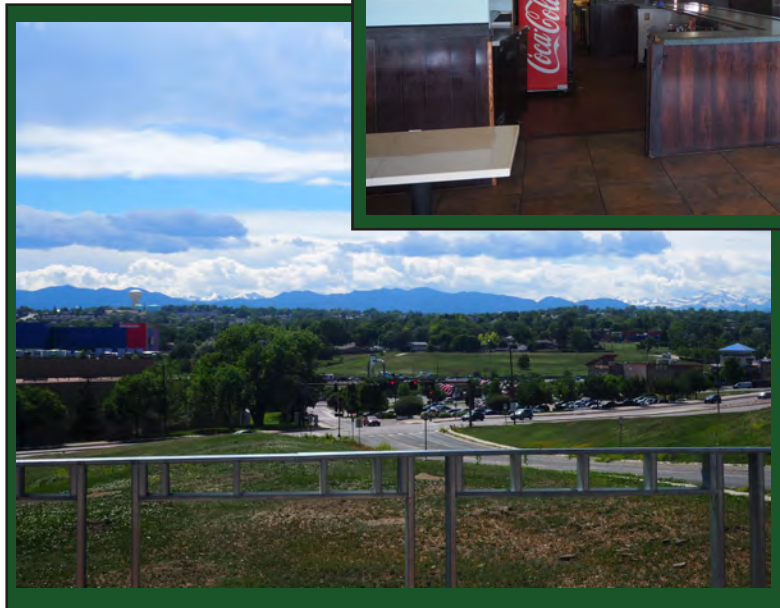


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