



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Old Town Arvada Restaurant Building For Sale

5725 Yukon St., Arvada, CO 80002

FEATURES

1,479± SF Building

6,250± SF Lot

YOC: 1949

Taxes: \$8,755.44 (2017)

Additional Parking in back.

Turnkey restaurant with walk-in cooler, 11' hood, patio space, and monument signage.

Great for any type of Quick Service Restaurant (QSR) or continue to operate as a Raman restaurant. **THIS IS AN OPERATING RESTAURANT. THE UTMOST DISCRETION IS REQUIRED. DO NOT DISTURB EMPLOYEES OR PATRONS.** Shown by appointment only.

Close proximity to Old Town Arvada Light Rail Station.

Only blocks west of Wadsworth Bypass & Ralston Rd. & walking distance to Old Town Arvada.

Priced at: \$650,000
for Real Estate & FF&E



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