

RE/MAX
COMMERCIAL[®]
PROPERTIES, INC.

TURN-KEY RESTAURANT FOR SALE

4645 FOUNTAIN AVE
CASCADE, CO 80809

LIST PRICE \$375,000



Rob Rolley
(719) 235-7499

Cowboycommercial@gmail.com

PROPERTY OVERVIEW

4645 FOUNTAIN AVENUE
CASCADE, CO 80809



TURN KEY RESTAURANT DETAILS

PROPERTY TYPE RETAIL/RESTAURANT

INVESTMENT TYPE OWNER/USER

LOT SIZE 11,238 SF

BUILDING SIZE 690 SF W/ 500 SF BASEMENT

BUILDING CLASS D

ZONING C-2

BUILT 1956

YEAR RENOVATION 2021

COUNTY EL PASO

APN/PARCEL ID 8323300053

TRAFFIC COUNT HWY 24 29,539 (2024)

INDOOR SEATING 26 INDOOR

OUTDOOR SEATING 50-80 OUTDOOR

PATRON PARKING 16

REAR PARKING 4



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100
Colorado Springs, CO 80903

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HIGHLIGHTS

4645 FOUNTAIN AVENUE
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THIS PROPERTY IS LOCATED IN THE HISTORIC TOWN OF CASCADE, COLORADO

- A LOCAL FAVORITE - ONE OF TWO RESTAURANTS IN CASCADE, CO
- ENROUTE TO ALL POPULAR MOUNTAIN TOWNS
- 10 MILES TO COLORADO SPRINGS
- 8.8 MILES TO WOODLAND PARK
- PRISTINE VIEWS FROM THE PATIO
- BEAUTIFUL ON-SITE CREEK
- CLOSE TO POPULAR DESTINATIONS:
 - THE INCLINE, CAVE OF THE WINDS, PIKES PEAK, GARDEN OF THE GODS NATIONAL PARK, THE BROADMOOR, DOWNTOWN COLORADO SPRINGS
- OUTSTANDING POSSIBILITIES FOR LARGE OUTDOOR GROUP DINING, SUNDAY BRUNCH, WINE TASTINGS AND MORE.



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ASSETS INCLUDED

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- (2) 2-door tall reach in coolers
- (1) 3-door low boy cooler
- (2) Single door lowboy freezers
- (2) Single door tall freezers
- (1) Small chest freezer
- (1) Hoshizaki ice cube maker w/ bin
- (1) Ice cream freezer slider top
- (1) Fryer with 2 baskets
- (1) Griddle/flat-top
- (1) Charbroiler/grill
- (1) Refrigerator base
- (1) Sandwich prep cooler
- (1) 3-sink in dish area
- (1) 4-sink in server area
- (2) Hand sinks
- (3) Stainless prep tables with shelves
- (1) Each dirty and clean dish tray
- (1) Grease trap
- (1) Coffee maker
- (1) Coffee bean hopper (two-sided)
- (1) Safe

Inside Furniture

- (4) 4-top booths
- (10) counter swivel chairs

All Outdoor Patio Furniture

Non-working lowboy cooler

Non-working antique refrigerator

Soda machine

12 umbrellas

12 tables w/ chairs

Sturdy stainless plate/prep table with shelf

Bathroom Fixtures

- (2) Toto Toilets
- (2) Gold sink and faucet sets w/ cabinets
- (2) Large trash cans

Possibly transferable:

- Upright Dish Machine from Eco-Lab
- Clover POS system
 - (2 POS units, 1 small and 1 large; kitchen printer, 2 server printers)
- Security System from CS Alarm
 - (4 cameras, touch pad, door sensors)
- Mahoney oil bin

DINING/PATIO

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KITCHEN/BASEMENT

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GROUNDS

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