

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

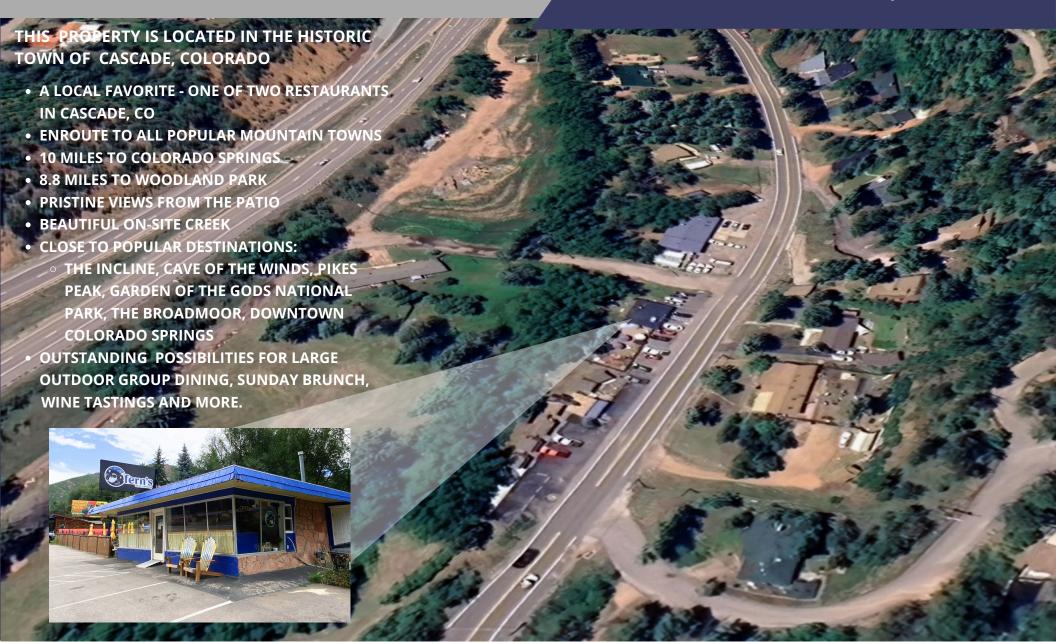


Rob Rolley

(719) 235-7499

HIGHLIGHTS

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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
 - o (4 cameras, touch pad, door sensors)
- Mahoney oil bin



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KITCHEN/BASEMENT

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