

\$160,000 - 207 Central Ave Avenue, Kremmling

MLS® #24-38

\$160,000

0 Bedroom, 3.00 Bathroom, 3,162 sqft
Inc/Comm/Ranch on 0.00 Acres

KREMMLING, Kremmling, CO

Nestled in the heart of the Rockies in Kremmling, Colorado, Dean West offers a prime location in town. Dean West boasts not only ample parking but also a spacious grassy outdoor area, transforming into a vibrant hub for music, patio dining, and family fun during the summer months.

Seller financing available!

Business Overview:

With an annual net profit ranging from \$100,000 to \$172,000, contingent on the owner's level of involvement, Dean West is presented as a turnkey operation. The asking price of \$350,000 includes all furniture, fixtures & equipment.

The current lease is valid through April 2025 with options to extend.

Additional details available upon request.

Room for Expansion:

Currently operating for lunch and dinner only, five days a week, Dean West has the potential to extend its service to seven days a week, a demand the community is ready to support. Additionally, there's an opportunity to tap into the breakfast market, with the town expressing a need for another breakfast spot. The local demand for catering services presents an avenue for growth, and the venue could utilize the nearby pavilion for events. With Kremmling experiencing growth through ongoing



developments, the town's expansion could further benefit Dean West.

Lease Information:

The lease, extendable through April 2025, offers flexibility through subletting and assignment.

Origin of Dean West:

In early 2019, the vision for Dean West began when the owners of the Dean Public House in Hot Sulphur Springs were invited to participate in a groundbreaking concept combining a restaurant, bar, brewery, and distillery under one roof. In May of the same year, The Dean West, Grand Adventure Brewery (GAB), and Blue Valley Sprints (now Idlewild Distillery) joined forces, creating Colorado's first Brewstillery.

The Dean West, as the cornerstone and anchor of this unique venture, offers 18-plus beer taps, a temperature-controlled barrel-aged cask room, a full bar featuring specialty cocktails in collaboration with Idlewild Distillery, and licensing for limited bottle/can sales for both GAB and Idlewild.

Historical Significance:

Steeped in local history, the Dean West building served as the Dan Hoare blacksmith's location in the early 20th century. Since the 1960s, it has evolved into a restaurant and bar, gaining steadfast support from the community and outlying ranches. Positioned along Hwy 40, Dean West benefits from consistent tourist traffic, remaining busy throughout the year.

Resilience Through Challenges:

Dean West's enduring success stems from its adaptive business model, remaining profitable through changing times, including the challenges posed by Covid-19. Through a commitment to quality products, comprehensive indoor and outdoor service, a team-oriented approach to staff management, and collaboration with local adventure outfitters, Dean West has not only retained loyal local support but also gained popularity among tourists. Today, it stands as a testament to resilience, community engagement, and a dedication to excellence in hospitality.

Seller financing available with 50% down.

Built in 2019

Essential Information

MLS® #	24-38
Price	\$160,000
Bathrooms	3.00
Square Footage	3,162
Acres	0.00
Year Built	2019
Type	Inc/Comm/Ranch
Sub-Type	Income/Commercial/Ranch
Style	NOT APPLICABLE
Status	Active

Community Information

Address	207 Central Ave Avenue
Area	Kremmling Area
Subdivision	KREMMLING
City	Kremmling
County	Grand
State	CO
Zip Code	80459

Exterior

Construction Metal Siding

Additional Information

Date Listed December 14th, 2024

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