

\$2,200,000 - 3680 N Citadel Drive, Colorado Springs

MLS® #1537943

\$2,200,000

Bedroom, Bathroom, 7,541 sqft

Commercial on 1.38 Acres

N/A, Colorado Springs, CO

Exquisite Restaurant in Colorado Springs. Fully renovated 7,500 sf on 1.38 acre lot, Prime location near shopping mall and various businesses. Exceptional opportunity to invest in a thriving high-traffic area, complete for dining and entertainment needs. Upon entering the restaurant, guests are greeted by a welcoming reception desk accompanied by soft instrumental music playing through the speakers installed throughout the venue. A coffee and snack bar offer a cozy and warm ambiance, great spot for book clubs or enjoying your coffee while studying or engaging in deep conversations. Ideal Venue for a Bar and Grill. During the summer, the outside turf is an inviting space to spend time with friends and family. The outdoor area features three fire burners and comfortable patio furniture, ideal for soaking up the beautiful Colorado summer weather.

Entertainment and Party Space

Next to the bar, you can host floor parties with six disco lights and four JBL speakers integrated DJ booth. This setup is perfect for group parties or casual gatherings to enjoy your favorite music and dance the night away with a DJ desk located across the bar. There are three big screen TVs for your big game days to hang out and have some beer with friends to cheer for your team. Adjacent to the bar you will find a room with skylights to accommodate your pool tables or any indoor game sets. The kitchen is fully equipped including but not limited to the following



equipment:

1 double oven by Blodgett/3 fryers, two of them are new/a two gas burner stoves/a 6 gas burner stove, new (year old)/2 single over-sized gas burners, new (year old) ideal for extra-large pots/3 hot plates for burgers and other cooking purposes./3 refrigerators with shelves above/3 commercial refrigerators/large walk-in cooler/Large cooler/1 freezer./2 large microwaves.
/Commercial dishwashing machine with three degreasing stations/1 three position sink and two dish washing sinks
/Multiple preparation tables

Built in 1984

Essential Information

MLS® #	1537943
Price	\$2,200,000
Square Footage	7,541
Acres	1.38
Year Built	1984
Type	Commercial
Sub-Type	Other
Status	Active

Community Information

Address	3680 N Citadel Drive
Subdivision	N/A
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80909

Amenities

Parking Spaces	100
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Listing Details

Listing Office	Equity Colorado Real Estate
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