

# \$2,100,000 - 702 W Colorado Avenue, Colorado Springs

MLS® #2547679

**\$2,100,000**

Bedroom, Bathroom, 4,570 sqft  
Commercial on 0.45 Acres

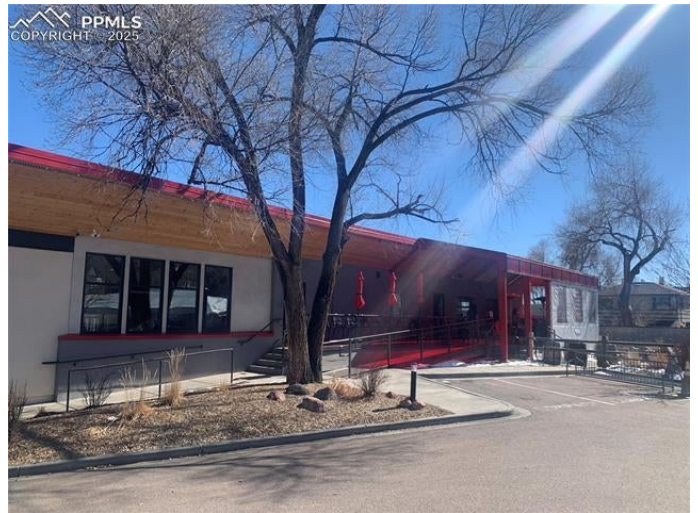
N/A, Colorado Springs, CO

Prime commercial property conveniently located between downtown and OCC on heavily traveled Colorado Avenue, just blocks off I-25 and Hwy 24. Building was repurposed and completely renovated 2015/16 and now features a full bar and restaurant that seats 82, plus 40 or so on the covered deck, and 60 plus in the beer garden. Approximately 300K in FFE with a full kitchen, prep kitchen, Alpha seven-barrel brewhouse, and 15 bbl holding tanks. Covered deck seats 30+ and is about 450sf, and beer garden is approx 1500sf. The nearly 1/2-acre parcel includes 21 parking spaces, and adjoining lot that has "concept" approved architectural plans for two townhomes. Plenty of on-street parking also available. Brewpub and taproom liquor licenses are transferable. Building 2: Taproom of 1750sf and basement storage/walk-in of about 1000 sf is available for lease. Business operating as Cerberus Brewing and Seven's Gate Taproom is included in sale.

Built in 1936

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2547679     |
| Price          | \$2,100,000 |
| Square Footage | 4,570       |
| Acres          | 0.45        |
| Year Built     | 1936        |
| Type           | Commercial  |



|          |        |
|----------|--------|
| Sub-Type | Retail |
| Status   | Active |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 702 W Colorado Avenue |
| Subdivision | N/A                   |
| City        | Colorado Springs      |
| County      | El Paso               |
| State       | CO                    |
| Zip Code    | 80905                 |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Avenue Properties |
|----------------|-------------------|



The real estate listing information and related content displayed on this site is provided exclusively for consumers' personal, non-commercial use and, may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. This information and related content is deemed reliable but is not guaranteed accurate by the Pikes Peak REALTOR® Services Corp.