

1120 N Main St Pueblo, CO 81003



BUSINESS TYPE: Restaurant
BUILDING DESCRIPTION: Multi-Level
BUILDING SQFT: 7185

SUB AREA: Union Historical

APX YEAR BUILT: 1931

AREA: South

STORIES: 2

BASEMENT: Yes

GREEN BUILT: No

SALE INCLUDES: Business, Building & Land, Fixed Equipment Included, Inventory Included

ENERGY RATED: No

TOTAL ACRES: 0.179

PRICE PER SQFT: \$97.29

LEGAL DESCRIPTION: N 1/2 OF LOT 9 TO 11 BLK 5 COUNTY ADD WITH EASEMENT OVER 12 INCH STRIP ON LOT 8

PARCEL NUMBER: 525428006

WATER RIGHTS: No

IRREGULAR LOT SIZE: Yes

ZONING: B-4

FRONTAGE: 60

DEPTH: 130

PROPERTY ASSOC: No

PROPERTY ASSOC DUES:

LOCATION: Corner

ACCESS: Interstate Frontage, City Street

TAX YEAR: 2006	GENERAL TAXES: 4481	SPECIAL TAXES:	R/E TAXES:	PERSONAL PROPERTY TAXES:	PRIOR TAX YEAR: 2006
INSURANCE EXPENSE:	MAINTENANCE EXPENSE:	ELECTRIC EXPENSE:	TRASH EXPENSE:	GAS EXPENSE:	TOTAL MONTHLY EXPENSE:
WATER/SEWER EXPENSE:	OTHER EXPENSE:				
LAWN/SNOW EXPENSE:					

FOR SALE/LEASE: Sale **SPACE FOR LEASE:** No **LEASE EXPIRES:** **VACANCY LOSS:**

RENT AS IS: **RENTAL/FT NET:** **RENTAL/FT GROSS:**
LEASE TYPE/TERMS: Other **LEASE INCLUDES:** None

DOCUMENTS AVAILABLE: Other

FLOOD ZONE/INSURANCE: Unknown

VARIABLE COMMISSION: **COMM BA %:** 3.5 **COMM TB %:** 3.5 **POSSESSION:**

EARNEST MONEY REQUIRED: 5000 **EARNEST MONEY TO:** Land Title
OCCUPANCY: Owner, Tenants **FINANCING:** Cash, Conventional, SBA

SHOWING INSTRUCTIONS: Please call listing agent.

TERMS: Cash, Conventional

ROOF: Tile, Flat

CEILING HEIGHTS:

ELECTRIC COMPANY: Aquila

OVERHEAD DOOR HEIGHTS:

HEATING TYPE: Hot Water

EQUIPMENT INCLUDED: Fixtures/Furniture, Other

COOLING TYPE: Evaporated

MISCELLANEOUS: Basement

GAS COMPANY: Xcel

FUEL: Natural Gas

WATER COMPANY: Pueblo Water

WATER TYPE/SEWER TYPE: City Water

DRIVEWAY/PARKING AREA: Other

ON STREET PARKING: Yes

OFF STREET PARKING SPACES: N



PUBLIC REMARKS: This is a turn key business. The sale includes everything needed to re-open the restaurant and bar. Two stores lease parts of the building. R J C LLC leases 1,600 sqr ft for \$650/month. General Optical Repair leases 400 sqr ft for \$460/month.

DIRECTIONS: corner of Main St. and 11th St.

LIST DATE: 3/5/2008 **DAYS ON MARKET:** 41 **CONTRACT DATE:**
ORIGINAL LIST PRICE: \$696,000 **INTERNET:** Yes **PHOTO:** Provided

LIMITED SERVICE: No **LIMITED SERVICE PROVIDES:**
OFFICE NAME: THE SILVERSTONE GROUP INC (#.741) **LISTING AGENT:** GEOFFREY MCKINNEY (#.944)
PHONE: (719) 542-9080 **AGENT EMAIL:** GEOF_MCKINNEY@YAHOO.COM
FAX: (719) 546-2450 **PHONE:** (719) 248-46