

# FOR SALE

\$485,000

## Lyons Restaurant with Real Estate A great high traffic location

Price reduced!



Owner wants to retire after 30 years of operating this successful restaurant. Nicely decorated, well equipped established restaurant in Lyons. Located at a high traffic, very visible location. Plenty of tourist traffic along with well established local following. Lots of bicyclists make this a regular stop. A profitable business and a great opportunity with more upside potential.

- 2007 Sales \$521,642
- 2007 Cash Flow, \$68,669!
- Business Established 1978
- 3,144 Sq Ft. Bldg
- Full Bar
- Seats Approx. 100
- Lot Approx. 1/4 acre
- Average Daily Traffic - 15,800
- 2007 Taxes \$5,815
- Price \$485,000

Ken Kanemoto, CCIM  
Jim Brough  
(303)772-2222  
(303)502-4840



**Prudential**  
Rocky Mountain, REALTORS®

ken@LongmontCommercial.com  
jbrough@prumr.com

Prudential LTM Realtors, 275 S. Main Street, Longmont, Colorado 80501

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