Colorado Group

BUILDING FOR SALE
INVESTMENT OPPORTUNITY
6315 LOOKOUT ROAD, BOULDER 80301

PROPERTY **HIGHLIGHTS**

Investment opportunity available in the heart of Gunbarrel! This well-finished restaurant space along with the conference center have leases in place with the opportunity to increase NOI in the future. If traffic counts are a concern, don't worry! This property has great visibility from Lookout Road, 63rd St. and Highway 119. Jump on this opportunity before someone else does!

- Full commercial kitchen
- High-end finishes
- Great visibility
- Abundant on-site parking

Building Size:	9,120 SF
Site Size:	33,579 SF
Sale Price:	$3,500,000
YOC:	2015
Zoning:	BC-2

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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PROPERTY **PHOTOS**

* For a complete disclaimer, please see page one of this brochure.

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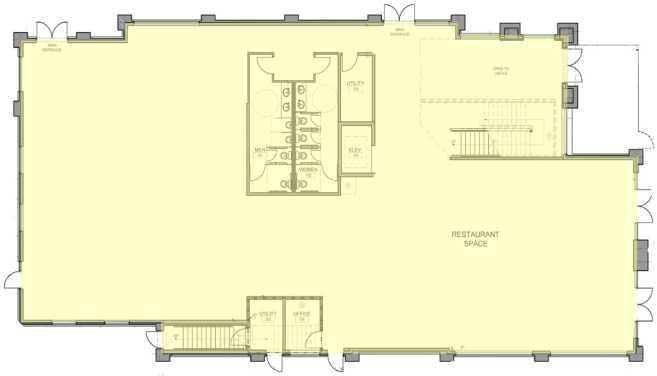
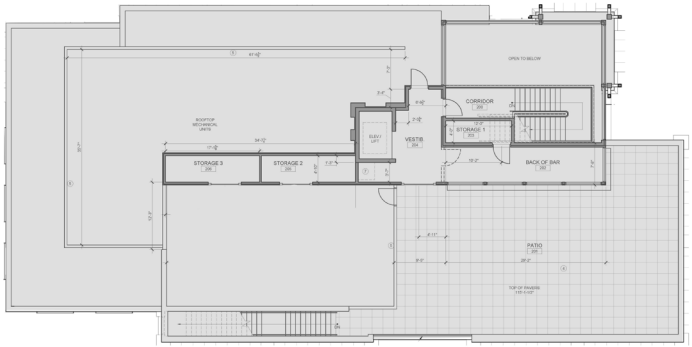
PROPERTY **FLOOR PLANS**

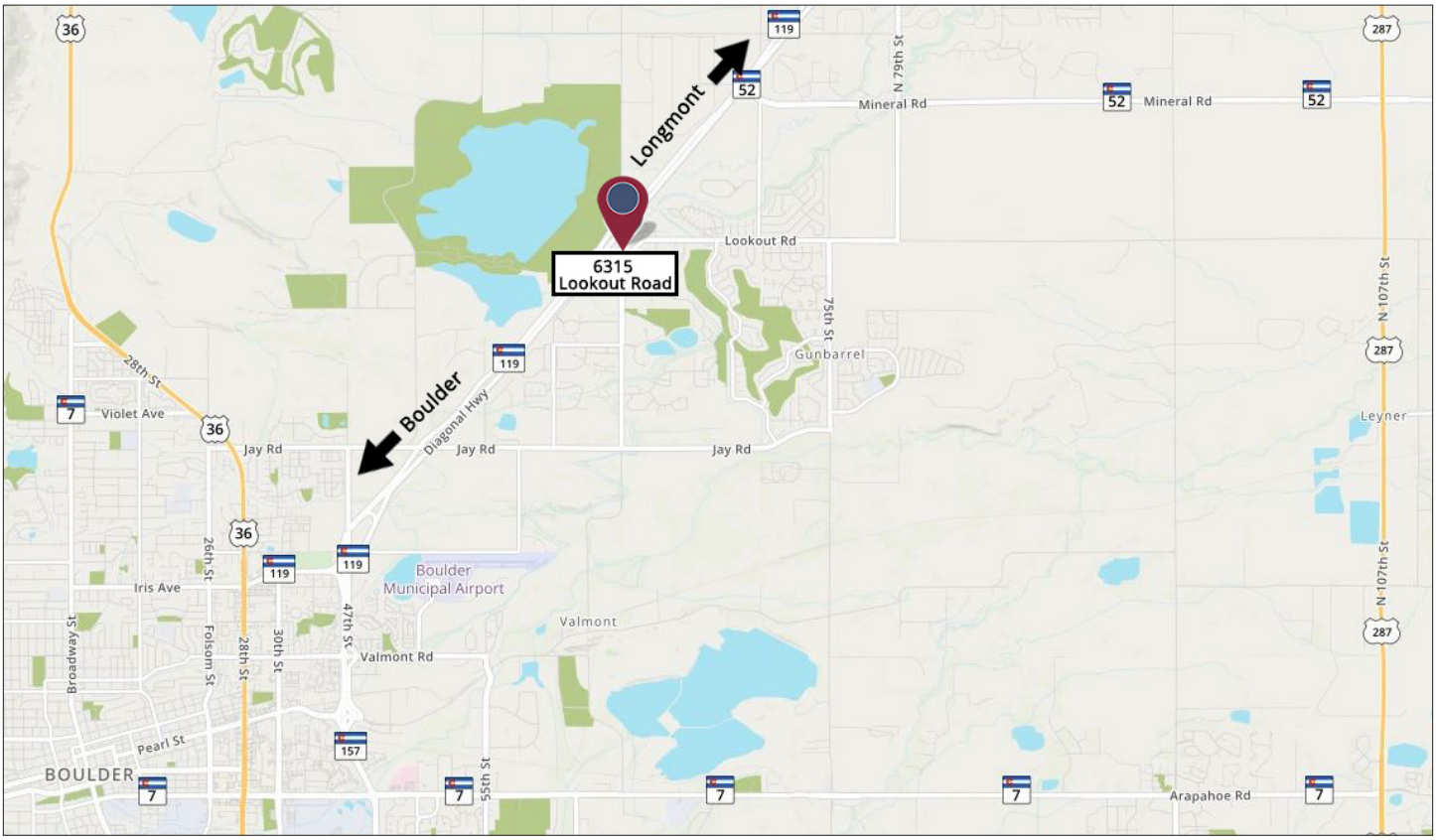


First Floor

Second Floor



PROPERTY **LOCATION**



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