

# FOR SALE OR LEASE: FORMER KFC/TACO BELL – EATON, CO



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES CORP ID #01191898

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110 Collins Ave, Eaton, CO 80615

**Location:** 110 Collins Ave  
Eaton, CO 80615

**APN:** 0803-06-2-22-001

**Parcel Size:** 37,549 Square Feet

**Building Size:** 2,742 square feet

**Rental Rate:** Negotiable

**Asking Price:** \$2,300,000



- Former KFC/Taco Bell with drive-thru for Lease in prime Eaton, CO location.
- Situated on signalized hard corner at US Hwy 85 and Collins Street.
- Adjacent to Bank of Colorado and across the street from McDonald's and Subway.
- Close proximity to high school, elementary school, police department, fire department, grocery store, pharmacy.
- Average household income of 101,000 within 1-mile.
- Approximately 30-parking spaces

PHOTOS



Lee & Associates® - LA North/Ventura | 15250 Ventura Blvd., Ste 100, Sherman Oaks, CA 91403

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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