



WESTFALEN HOF

32138 Coal Creek Canyon Drive, Golden, CO 80403



PROPERTY OVERVIEW

Amazing opportunity to own and operate the restaurant of your dreams. Very well located with big frontage on Coal Creek Canyon Drive. Big parking lot with approximately 30 spaces. Property includes an attached 1,405 square foot, 3 bedroom apartment with one car garage that can be occupied by the owner or rented for additional income. Sale also includes Lot 8 (103 Copperdale Lane), which has a deep well and supplies additional water for the Restaurant.

PROPERTY HIGHLIGHTS

- Restaurant with full kitchen, outdoor patio seating and incredible views
- Large patio seating area
- Lots of windows in the dining areas
- Includes all furniture, fixtures and equipment listed in Inclusions, more decor / antiques for sale separately
- Accessory apartment on lower level, 1,405 SF, 3 bed - can be used by restaurant owner or rented for additional income
- Sellers will transfer business, which includes existing liquor license
- Restaurant use grandfathered into Forestry zoning
- Ample water: Tank fed by two deep wells
- Includes Lot 8 (103 Copperdale Lane), which has the second deep well supplying water to restaurant
- Additional residential lot sold separately. Lot 9 (159 Copperdale Lane) marketed separately for residential site.
- Includes old plow truck for snow removal

| | |
|-----------------------|---|
| Sale Price: | \$575,000 |
| Lot Size: | 2.0 Acres |
| Building Size: | 5,106 SF |
| Year Built: | 1965 |
| Zoning: | F - Forestry (restaurant use grandfathered) |
| Market: | Denver Metro |
| Sub Market: | Outlying |
| Cross Streets: | Coal Creek Canyon Drive and Copperdale Lane |

KW COMMERCIAL
350 Indiana Street, Ste. 300
Golden, CO 80401

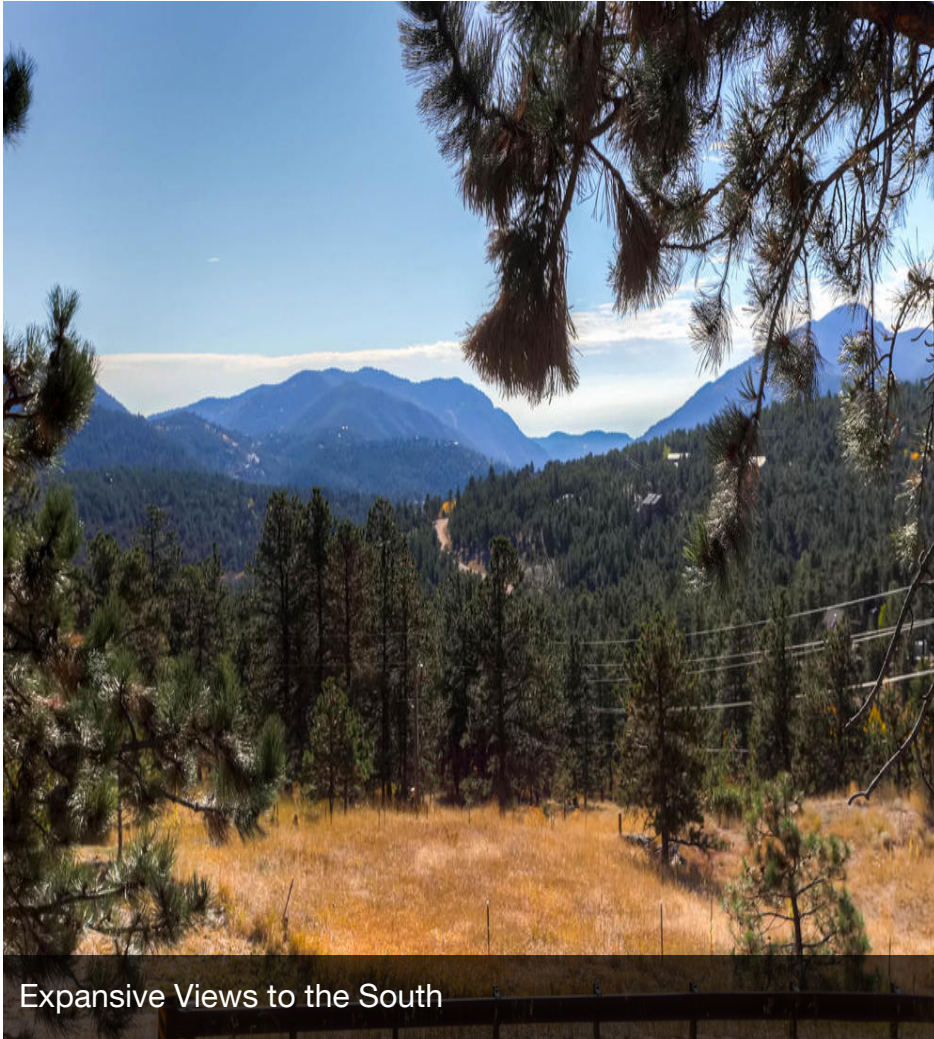
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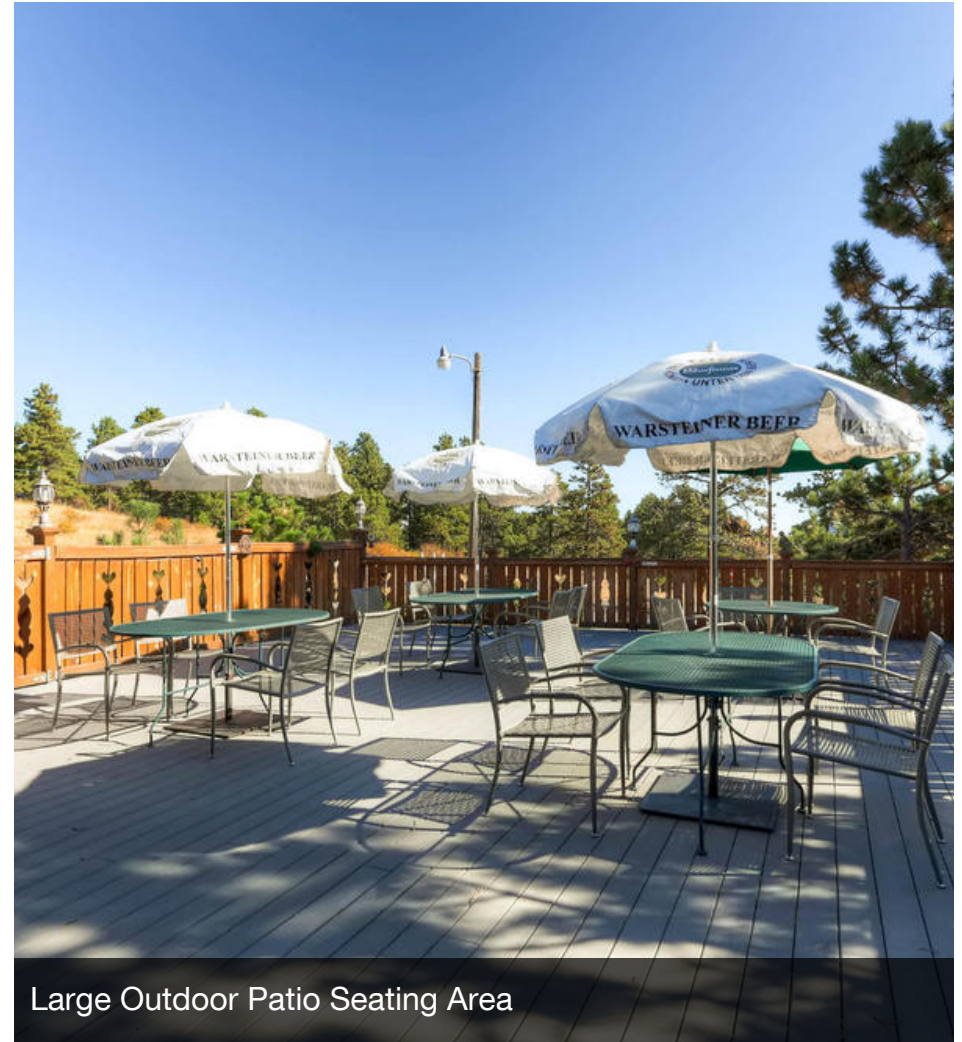
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Expansive Views to the South



Large Outdoor Patio Seating Area

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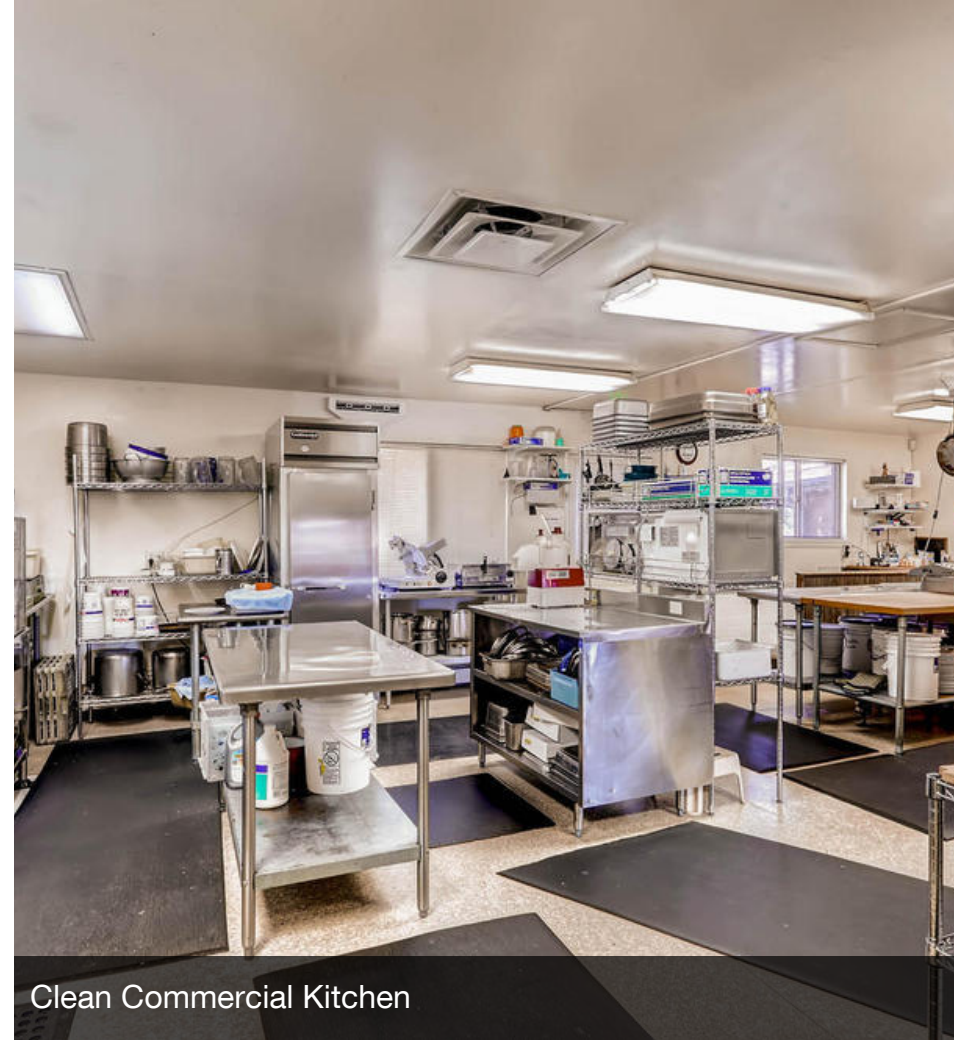
RETAIL FOR SALE

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Dining Room with Expansive View



Clean Commercial Kitchen

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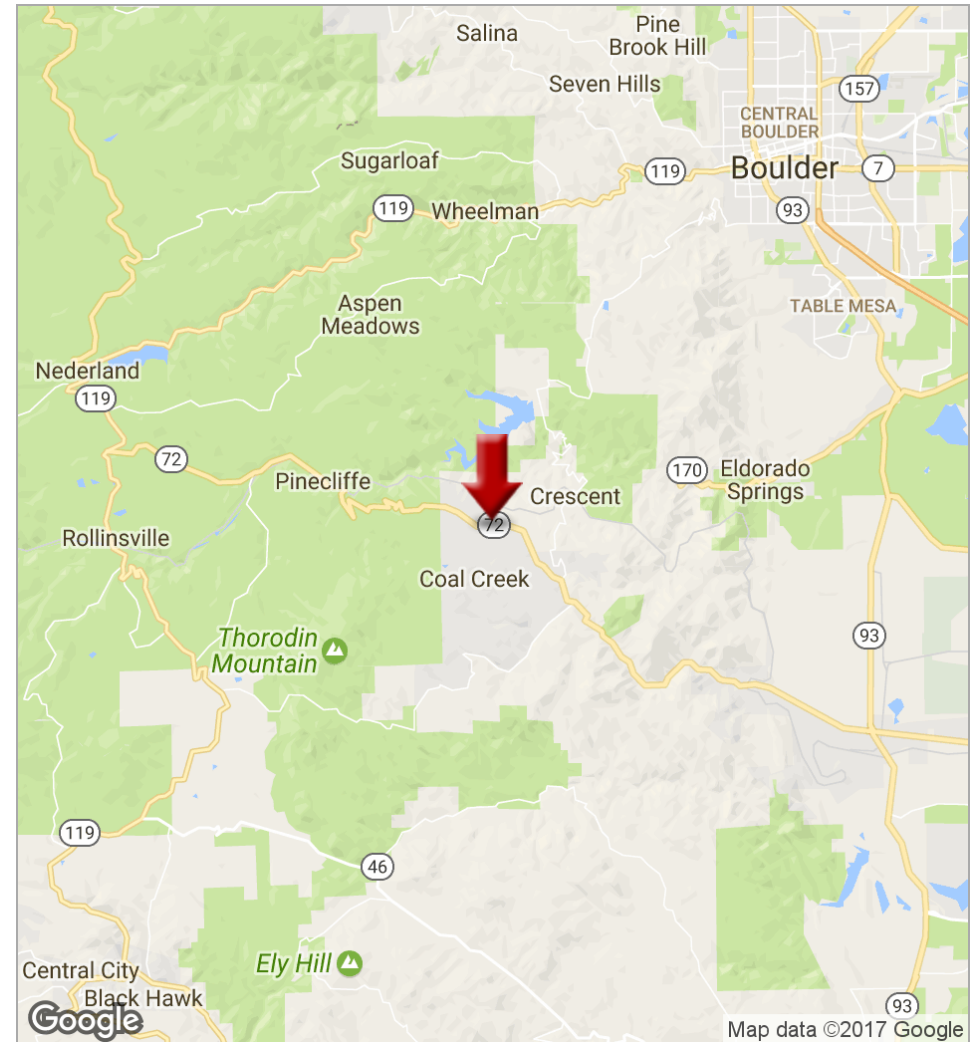
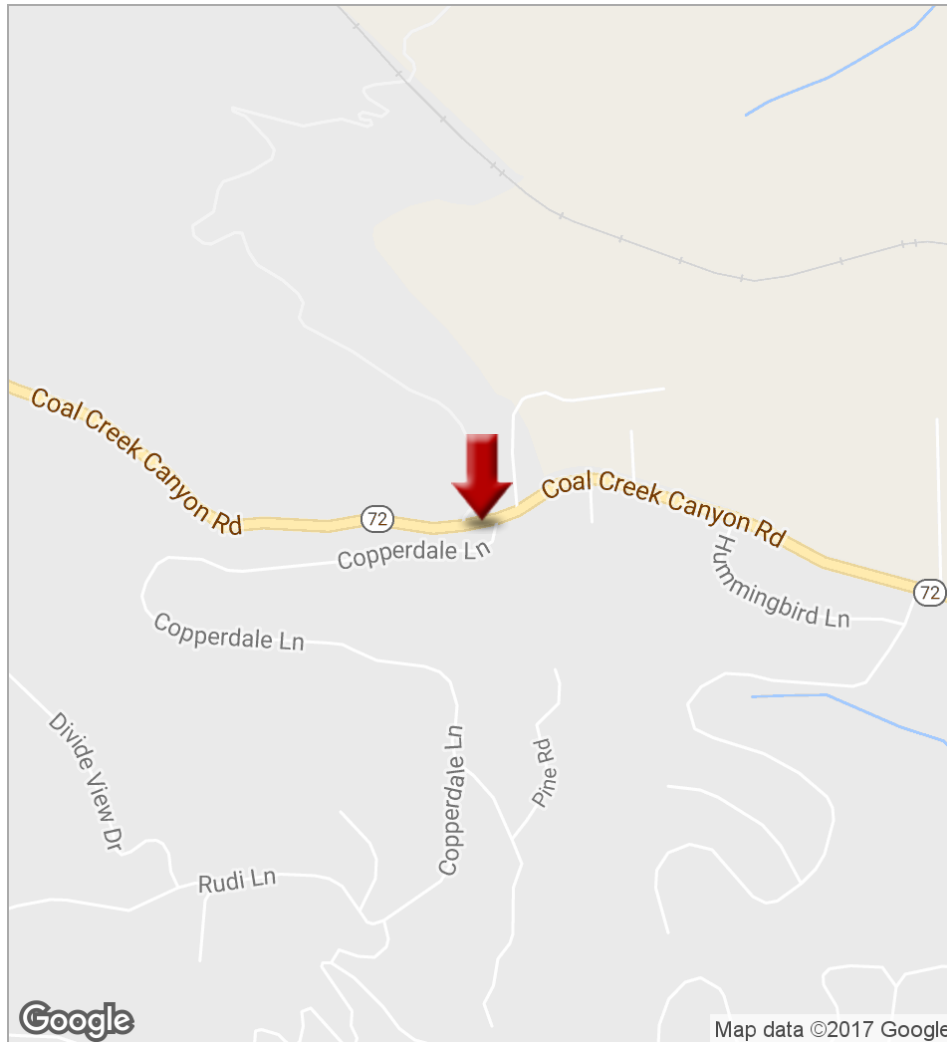
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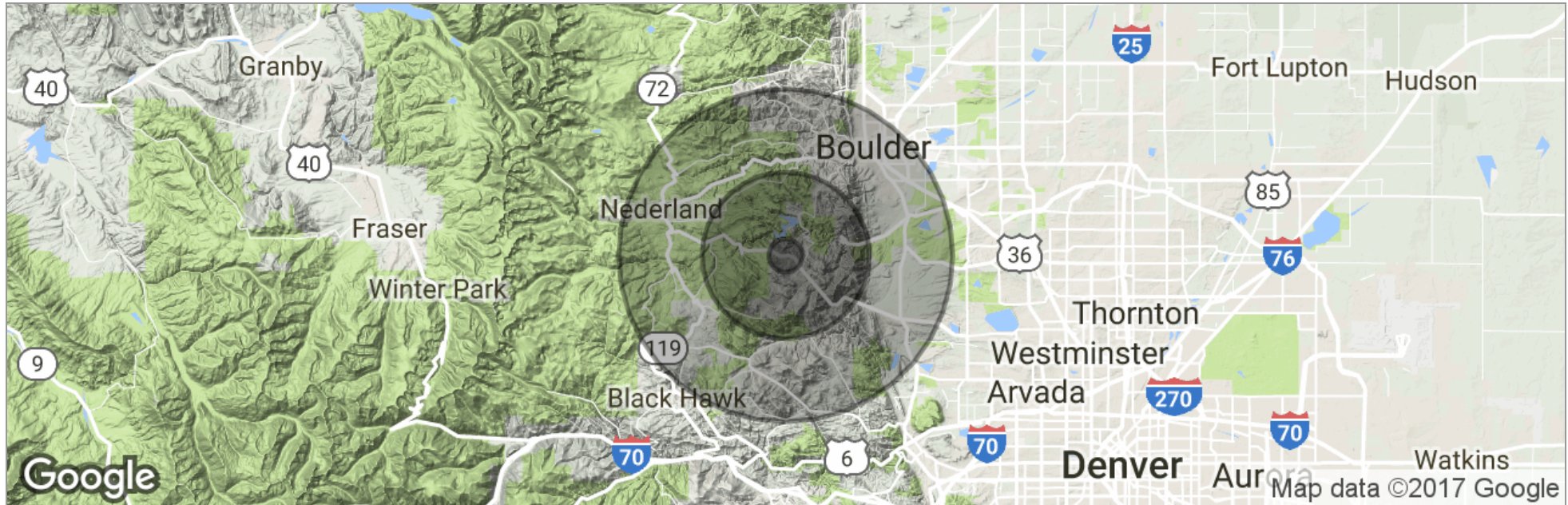
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| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 141 | 4,641 | 76,757 |
| Population Density | 45 | 59 | 244 |
| Median Age | 42.5 | 42.9 | 32.8 |
| Median Age (Male) | 42.0 | 42.7 | 32.1 |
| Median Age (Female) | 43.0 | 43.2 | 33.4 |
| Total Households | 61 | 2,085 | 31,980 |
| # of Persons Per HH | 2.3 | 2.2 | 2.4 |
| Average HH Income | \$104,776 | \$102,130 | \$83,423 |
| Average House Value | | \$361,366 | \$481,259 |

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