

## 505 Mountain Avenue - Direct Lease

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### 505 Mountain Avenue Berthoud, CO 80513

<b>County:</b>	Larimer
<b>Suite/Floor:</b>	Space 1
<b>Space Type:</b>	Retail Restaurant
<b>Lease Type:</b>	Modified Gross
<b>Date Available:</b>	Immediate
<b>Space Available:</b>	10,245 SF
<b>Rental Rate:</b>	\$11.13/SF/Year
<b>Building Size:</b>	10,245 SF
<b>Year Built:</b>	
<b>Status:</b>	Available
<b>LoopNet ID:</b>	16810607

<http://listing.loopnet.com/16810607>

### Space Description

#### Property Description

Wayside Inn in Berthoud. One of the most remembered restaurants in the area! Currently vacant but it has been a destination stop for many years! This 10,245 S.F. building is fully equipped. Turn key for anyone opening here. Dining room seats 100 and the two banquet rooms seat 150 people each. Banquet rooms have their own restrooms and entrance to the kitchen. Has all kitchen equip. Tables, chairs, bar glasses, silverware, cooking utensils! Banquet chairs and tables. Flat screen TV in lounge area and a demonstration TV for banquet use. Downstairs (1500sf) has office space, two storage space for kitchen, beer cooler with separate exterior entrance door for deliveries. Restroom/shower and lockers for employees. Large parking lot that is part of the property (10,000 S.F.) plus street parking. No other restaurants in the area that can compete in size. This property requires an existing business wanting to expand to another location or an experienced owner with extensive knowledge of the business. Lease rate is for first year only and does include the NNN's. Property is also FOR SALE. Please call Noreen for information and showing appointments. 720-480-1589.

#### Location Description

Located on the main street of Berthoud on Mountain Avenue. Centrally located directly from I-25 and Highway 287. All traffic must pass by this property to drive through town. Central to all business in town. Minutes to Loveland, Ft. Collins, and Longmont. I-25 seven minutes. Carter Lake, Big Thompson River, Horsetooth Reservoir, Pourde River are some of the focus points for recreation in the area. RTD routes for employees available. Incentives from City available as well!



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