



BRIX SPORTS BAR & GRILL

231 E MAIN STREET

Trinidad, CO 81082



LIST PRICE

\$1,790,000
BIZ+BUILDING



BUILDING SIZE

10,930
ABOVE SF



LOT SIZE

7,638
SF

PROPERTY HIGHLIGHTS

LOCATED IN THE HEART OF TRINIDAD'S HISTORICAL DOWNTOWN DISTRICT

RECENTLY RENOVATED BUILDING WITH EXPOSED BRICK

AMAZING LARGE STEEL BAR WITH 12 BEER TAP & 8 60' PLASMA HIGH-DEF TV'S IS A SPORTS FAN'S DREAM



INTENDED USE

RETAIL-BAR/
RESTAURANT



PARKING

FREE
SURFACE



YEAR BUILT/RENO

1916
2014

PROPERTY DESCRIPTION

Fantastic opportunity and tremendous potential to own a beautifully remodeled building and well respected business in the heart of historical Trinidad, CO! Buy the building & business, or just one or the other! The options with this opportunity can be tailored to your needs!

The owners of this (approx. 22k SF total, 10,930 above SF) building spared no expense with the state of the art updates, and finishes. Some of these features include: beautiful stained concrete floors, steel accents, gorgeous private conference/banquet area in the back that has been used for company events, weddings, and elegant private parties.

Furthermore there is a turn-key suite upstairs that has the ability to be retrofitted for numerous retail tenants, or multifamily use. Don't forget about the state of the art foam roof system that covers the entire building that was re-coated 3 yrs ago. Front part of the building was engineered with steel beams, new joist that are tied into the building that can withstand earth tremors, new staircase, new fire sprinkler throughout the entire building, new rooftop heating/cooling units, and 3 phase electrical. You have to see it to believe it. Schedule your tour today!

Madison Commercial Properties, LTD.
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AERIAL MAP



AREA STATISTICS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,692	9,511	10,093
Average Income	\$49,222	\$51,933	\$53,141
Households	2,370	3,838	4,073

TRAFFIC

	I-25	UNIVERSITY	I-25
Cross Street	W Main St	State St	Freedom Rd
Average Daily Volume	13,186 (.15 NE)	7,911 (0.3 E)	13,488 (.11 NE)

YOUR TRUSTED ADVISORS

If you have any further questions or would like to learn more about this opportunity, **please contact us today!**



LUKE RAYE *Real Estate/Business Advisor*

Luke Raye is a highly motivated real estate broker who takes a great deal of pride in building lasting relationships. He provides investors, buyers, sellers, landlords, and tenants with knowledge and insights of the greater Denver market to help them achieve their real estate goals. He brings an energetic and enthusiastic work ethic from his extensive service and team-oriented solutions background. Luke has maintained a Colorado Real Estate License since 2005 and started his real estate career with one of the largest land development companies in Colorado. He has a wide variety of experience in real estate that includes, mountain land properties, residential, and the commercial realm. He has experience in commercial office and industrial; providing strategic, multi-market tenant representation for corporate clients, and identifying new development opportunities throughout North America.

An adventurous guy, Luke loves world travel and enjoys many outdoor activities with the mountains and the ocean being his favorites! When in these elements, you can find him snowboarding, hiking, deep sea or fly fishing, scuba, and free diving.

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BRIAN COSTELLO *Managing Partner*

With over a decade of experience as a business owner and in property management, Brian Costello has the experience and business acumen that any business owner can appreciate when dealing with Commercial Real Estate. Brian's works with all aspects of commercial real estate however specializes in business opportunities and tenant representation. Although Brian has these specific specialties he still prides himself as being an expert in office, industrial and retail, both sales and leasing. When Brian is not working hard for his clients he enjoys spending time with his family, golfing, camping or fishing. During football season you can catch Brian cheering on the Denver Broncos.

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