

BUSINESS OPPORTUNITY



LEASE (or purchase) and operate the famous *State Armory Restaurant and Bar* - 614 8th Avenue, Greeley

OPPORTUNITY TO BRING THIS LEGENDARY GREELEY INSTITUTION BACK TO LIFE WITH A FRESH LOOK AS A SUCCESSFUL NEW BAR AND GRILL, STEAKHOUSE, DANCE CLUB, COUNTRY BAR, LIVE MUSIC VENUE, OR OTHER ENTREPRENEURIAL IDEA.

EXCLUSIVE USE OF BUILDING INCLUDING OVER 9,000 SQUARE FEET ON THE MAIN FLOOR (FRONT AND BACK BARS, KITCHEN, DANCE FLOOR, STAGE, DJ BOOTH, SEATING AREA, BOOTHS, ETC.), AND MEZZANINE LEVEL (SEATING, PRIVATE ROOMS, OFFICE, GAME AREA, SMALL BAR). ADDITIONALLY, BUILDING HAS A FULL BASEMENT WITH WALK IN COOLERS, STORAGE, ETC.

BUILDING OCCUPANCY RATED TO 400 PERSONS. HIGH PROFILE LOCATION ON BUSY 8TH AVENUE THOROUGHFARE IN HISTORIC DOWNTOWN GREELEY. ACCESS TO PLENTY OF PARKING IN ADJACENT LOT.

CAPITALIZE ON AN INCREDIBLY LOW RENTAL RATE, GENEROUS LANDLORD REMODEL ALLOWANCE, A UNIQUE HISTORIC BUILDING WITH GREAT OPPORTUNITY TO ACCOMMODATE LARGE CROWDS AND LIVE MUSIC. A BUSINESS LOCATION WITH AN ALREADY EXISTING STRONG LOCAL IDENTITY WITH A CAPTIVE MARKET OF NEARLY 12,000 UNC STUDENTS NEARBY AS WELL AS MANY OTHER HUNGRY AND THIRSTY CUSTOMERS!

LEASE TERMS:

- **RENT \$3.95/SF (\$3,000/MONTH). ADDITIONAL PERCENTAGE RENT (4 TO 5%) COLLECTED ON ANNUAL SALES EXCEEDING \$600,000. TENANT PAYS PROPERTY TAXES, UTILITIES, INSURANCE, AND REPAIR AND MAINTENANCE.**
- **TENANT HAS EXCLUSIVE USE TO REMAINING *STATE ARMORY* MEMORABILIA, ALL TABLES, BOOTHS, CHAIRS, KITCHEN EQUIPMENT, COOKWARE, UTENSILS, AND COMPLETE STAINLESS KITCHEN WITH COMMERCIAL REFRIGERATION, DRY STORAGE, HAND SINKS, FLOOR DRAINS, AND MORE. CODE CAPABLE FACILITY.**
- **LONG TERM LEASE WITH FIXED BASE RENT FOR 10 YEARS.**
- **OWNER ALLOWANCE OF UP TO \$100,000. OWNER WILL PROVIDE MATCHING FUNDS OF FIFTY CENTS (\$.50) FOR EACH TENANT DOLLAR INVESTED IN BUILDING RENOVATION/TENANT IMPROVEMENT COSTS (EXCLUDING FF&E).**
- **RENT WAIVED FOR UP TO 3 MONTHS DURING PERIOD OF RENOVATION AND BUSINESS SET-UP. OTHER SIGNIFICANT BUSINESS INCENTIVES MAY ALSO BE AVAILABLE.**
- **THIS OPPORTUNITY REQUIRES LESSEE TO QUALIFY UNDER MINIMUM NET WORTH AND/OR OTHER CREDIT WORTHINESS GUIDELINES AND ALSO REQUIRES PROVEN EXPERIENCE IN THE FOOD AND BAR SERVICE INDUSTRY.**
- **BUILDING AND BUSINESS ALSO AVAILABLE FOR SALE AT \$495,000.**

**CALL OWNER DIRECTLY:
THOMAS & TYLER, LLC (970) 351-8888
-Broker participation invited-**