

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



REDUCED PRICE!

LEASE WITH OPTION TO BUY! CONTACT BROKER FOR MORE INFORMATION.

RARE OPPORTUNITY TO BE AT THE GATEWAY OF THIS TOWN!

This 4,792 SF brick building is currently built out as a retail showroom but has additional restaurant features, including hood system, grease trap and hood, includes 2 newer A/C compressors, 2 walk-in refrigerators and 1 walk-in freezer, and newly installed security doors.

The Town of Hudson would love to see a restaurant at this location! See Zoning for all uses. Contact broker for more information.

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	4,792 SF
Price / SF:	\$161.73

TRAFFIC COUNT

Hwy. 52 SE of Dahlia St.	7,900/vpd
Hwy. 52 SE of I-76	8,500/vpd
I-76 SE of Main St.	18,703/vpd

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



PROPERTY HIGHLIGHTS

Immediate visibility when entering Hudson on the corner of the main downtown street and Highway 52. Three signs already adorn the building for high visibility.

A separate workshop and office space show off the showroom could be used as a living space, provided the buyer follows current codes and ordinances. Living quarters for a single family only of an owner/operator!

Upgrades made in a recent remodel include: ceiling tiles, paint, high efficiency LED lighting, Earth Works LVT commercial flooring wainscoting, cedar walls, high-security window coverings, natural stone tile, and a marble sink in the back restroom. The three exterior entrances feature heavy, custom steel vault doors that provide both insulation and security for the building.

The site benefits from an affluent trade area with an average household income exceeding \$100,000+ within a 10-mile radius.

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

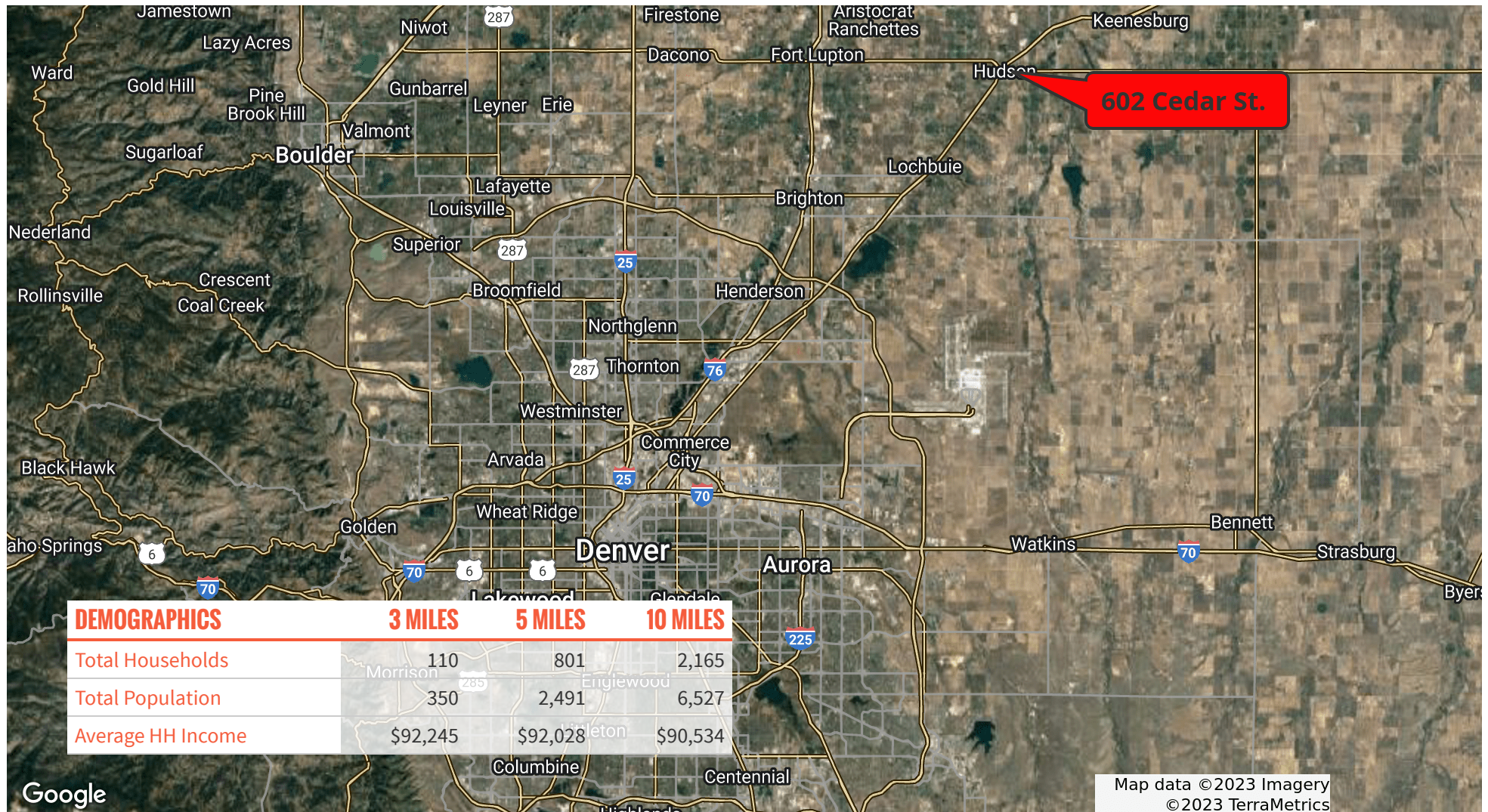
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

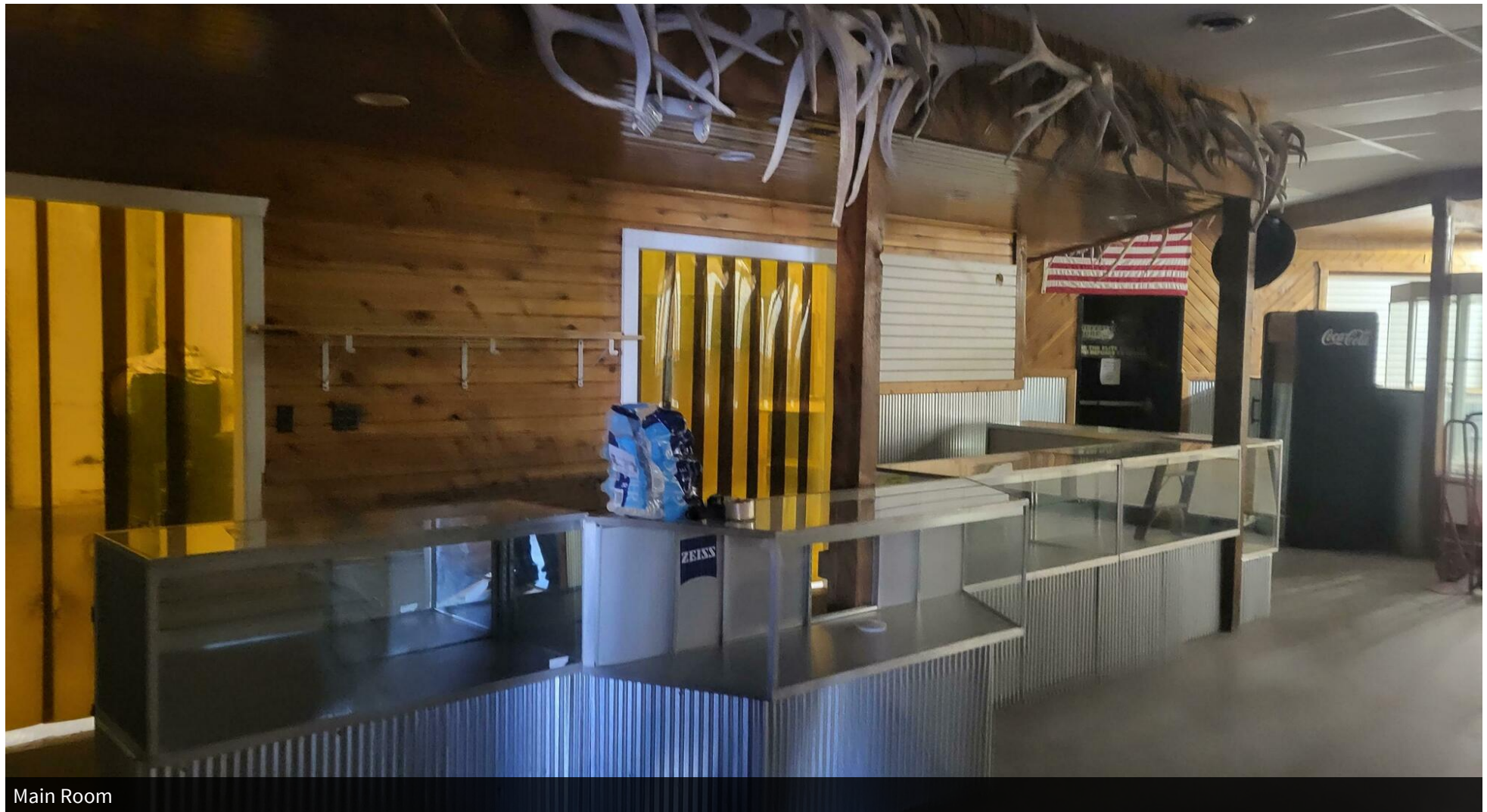
Location Map

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



Main Room

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

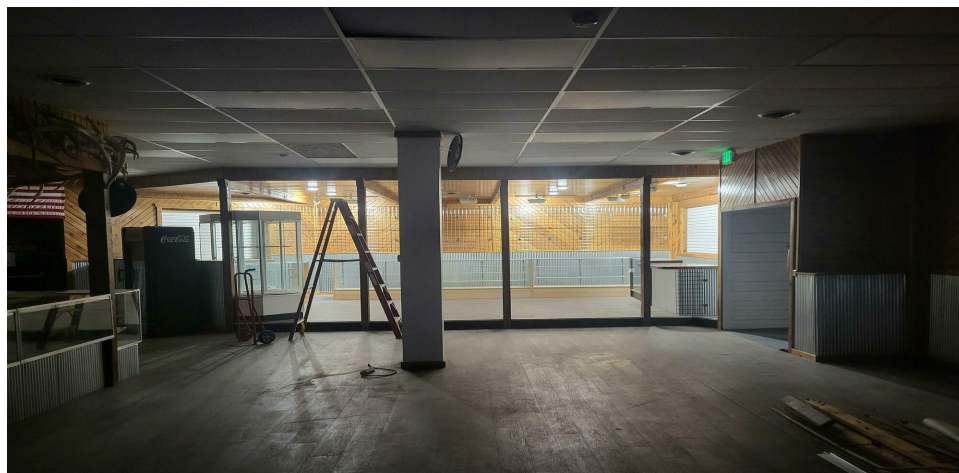
Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



Main Room and Stage Area



Former Bar



Main Room Secured Windows



Former Kitchen with Hood

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

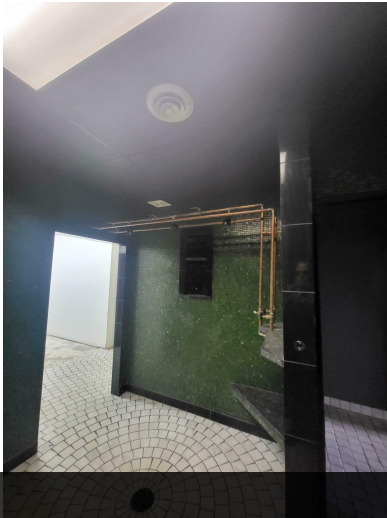
Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



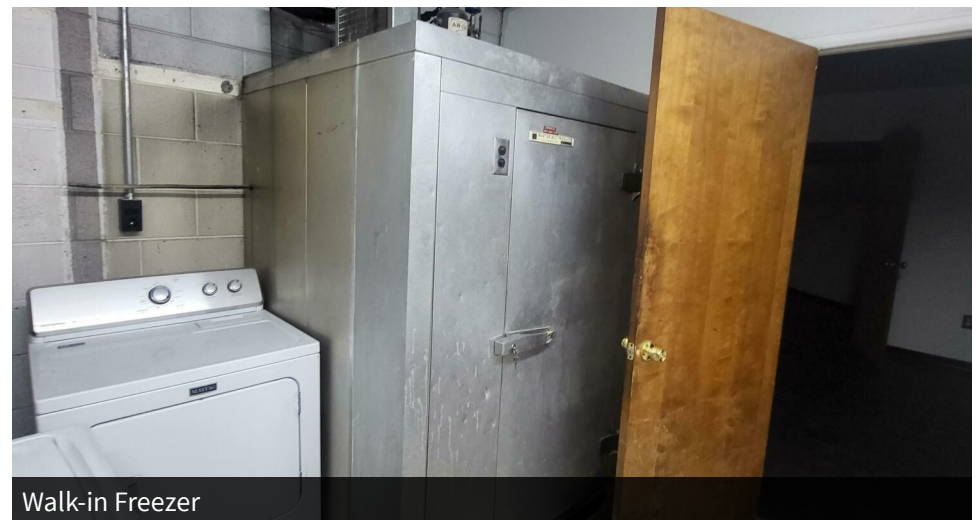
Shower Area



Walk-In Cooler



Restroom and Laundry



Walk-in Freezer

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

AMAZING PRIME LOCATION ALONG MAIN DOWNTOWN STREET

602 Cedar St., Hudson, CO 80642

FOR SALE



TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFF GOLDMAN

912.223.8925

jgoldman@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Retailer Map

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com