

## Property Details

CONTROL: Owner VALUE: \$795,000  
LOAN: \$0  
EQUITY: \$795,000

TITLE: Restaurant- Sports Bar (closed)  
TYPE: All

HAVE: Closed restaurant/sports bar; building size 7,488SF, built in 1960, one story, bi-level; lot size .39AC 26+ parking spaces; frontage is 60' on W. Mississippi Avenue; HIGH TRAFFIC AREA.

ADDRESS: 1750 W. Mississippi Avenue, Denver, Colorado

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$0

DEBT SERVICE: \$0

CASH FLOW: \$0

CAP RATE: 0.00%

BENEFITS SOUGHT: I would like equity for cash, mortgage, paper, etc. Bring all offers!

MOTIVATION: Very, very high.

CAN ADD: Property or up to \$1M cash.

REMARKS: This is a rare chance to acquire hospitality real estate at a fraction of the cost. I am a highly motivated seller making this an exceptional opportunity for investors or owner-users.

OWNER: CAA Ventures LLC

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