

COMMERCIAL LAND FOR SALE INVESTMENT LAND WITH BAR / RESTAURANT

6375 GARFIELD AVENUE, ELBERT, CO 80106



PROPERTY FEATURES

- ±0.344 AC with ±4,288 SF of Improvements Available Immediately
- Excellent Opportunity to Own a Successful Local Establishment with Outdoor Seating
- **South 40 Bar & Grill** is a Local Favorite That has Been a Staple for Years in Elbert County
- Site is Situated Along the Beautiful / Scenic Motorcycle Route
- **All Restaurant Equipment to be Sold with Business**
- Economic Development Zone (EDZ) Eligible ([See Link Below](#))
- Elbert County is Growing - More Details Here: [Comprehensive Overview](#)

Follow the links below for full zoning detail:



- [ELBERT COUNTY ZONING REGULATIONS](#)
- [ECONOMIC DEVELOPMENT ZONE \(EDZ\) OVERLAY](#)

PROPERTY DETAILS

| | |
|----------------|---|
| SITE SIZE | ±0.344 AC Total |
| SQUARE FEET | ±4,288 SF in two (2) Non-Residential Buildings |
| SALE PRICE | \$1,500,000.00 |
| PROPERTY TAXES | \$2,072.16 (2023) |
| CITY / COUNTY | Elbert / Elbert |
| WATER / SAN | Public (Independence Water and Sanitation District) |
| GAS / ELECTRIC | Spring Valley / CORE |
| ZONING | Elbert County Commercial B |

TREVEY COMMERCIAL
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PROPERTY PHOTOS



DEMOGRAPHICS

| Radius | Population | Households | Avg. HH Income |
|---------|------------|------------|----------------|
| 2 Mile | 299 | 109 | \$113,321 |
| 5 Mile | 1,235 | 455 | \$115,900 |
| 10 Mile | 7,785 | 2,877 | \$125,997 |

TRAFFIC COUNTS

| Average |
|---|
| Approx. 2,375 VPD along C.R. 17-20 |
| Approx. 1,387 VPD along Elbert Rd. |
| Approx. 1,050 VPD along Elbert Rd. at Evans Rd. |



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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