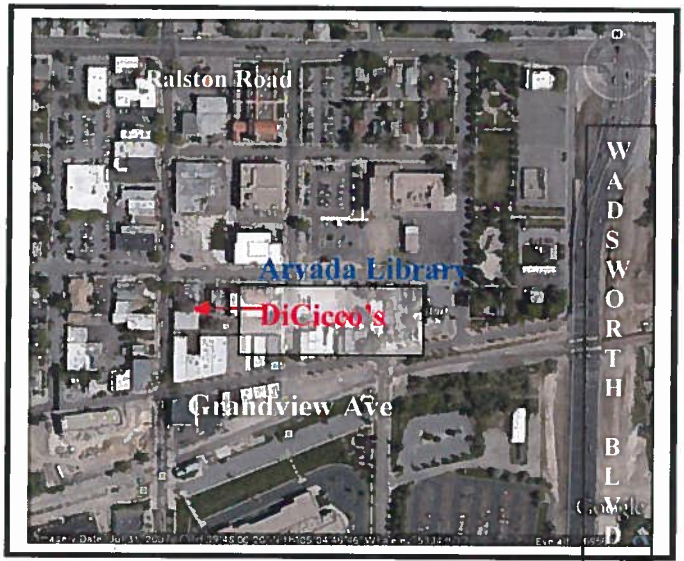


# DiCicco's Italian Restaurant

5660 Olde Wadsworth, Arvada, CO 80007



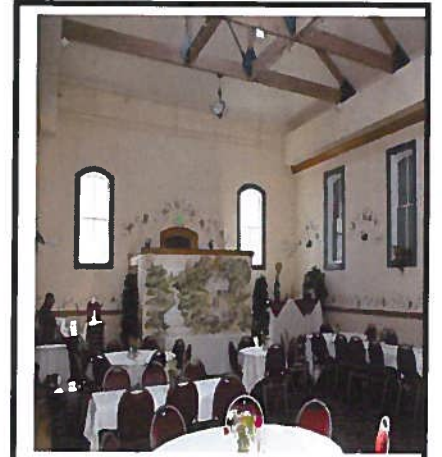
## Main Dining



## Upper Level Office or additional dining area



## Schoolhouse/Reception Area



Real Estate Price : \$1,250,000.00

Furniture, Fixtures and Equipment: \$125,000.00

Above Grade Square Footage: 6,934 Basement: 4,200

Original Year of Construction: 1927 Renovated: 2002

The Old School House: This portion of the building was completely redone with a lot of natural lighting and open area to use for banquets, dances, small weddings, receptions or numerous types of corporate functions.

The location: The restaurant is located on the corner of 57<sup>th</sup> Ave and Olde Wadsworth Blvd. There is abundant street and public parking a short distance away from the building. The two story structure is highly visible and known well for it's food and service. Showings must be only through the listing broker by ~~morning~~<sup>morning</sup> appointment only. Please call if you would like a tour of this fine building.

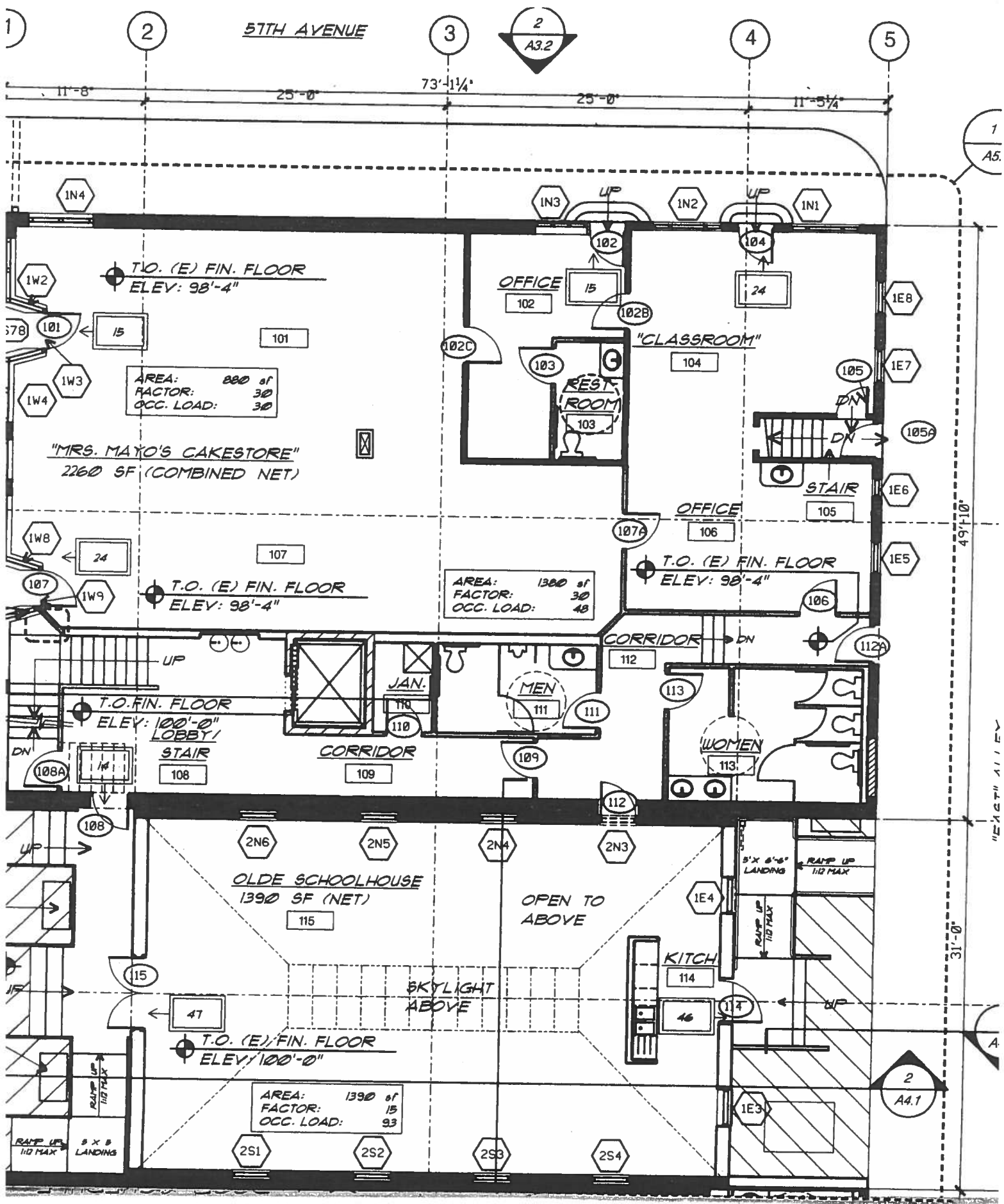
**Presented by: Fran Schneider CCIM**

**Re/Max Alliance Commercial**

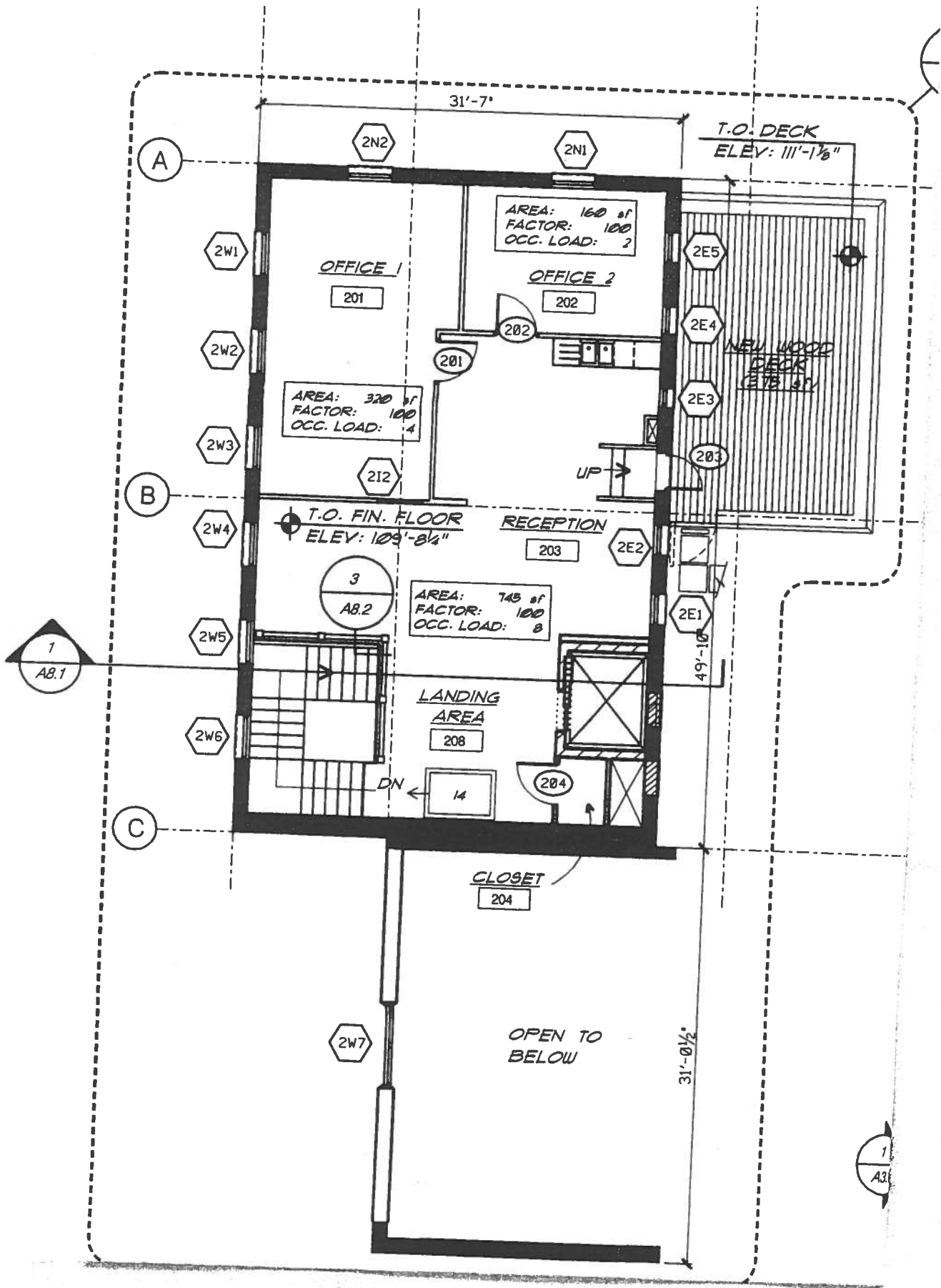
**303-277-1322 or Cell: 720-988-3876**

Disclosure: All information presented herein is from sources deemed to be reliable, but cannot be guaranteed as to the accuracy. Buyers are advised to verify all information to their own satisfaction.

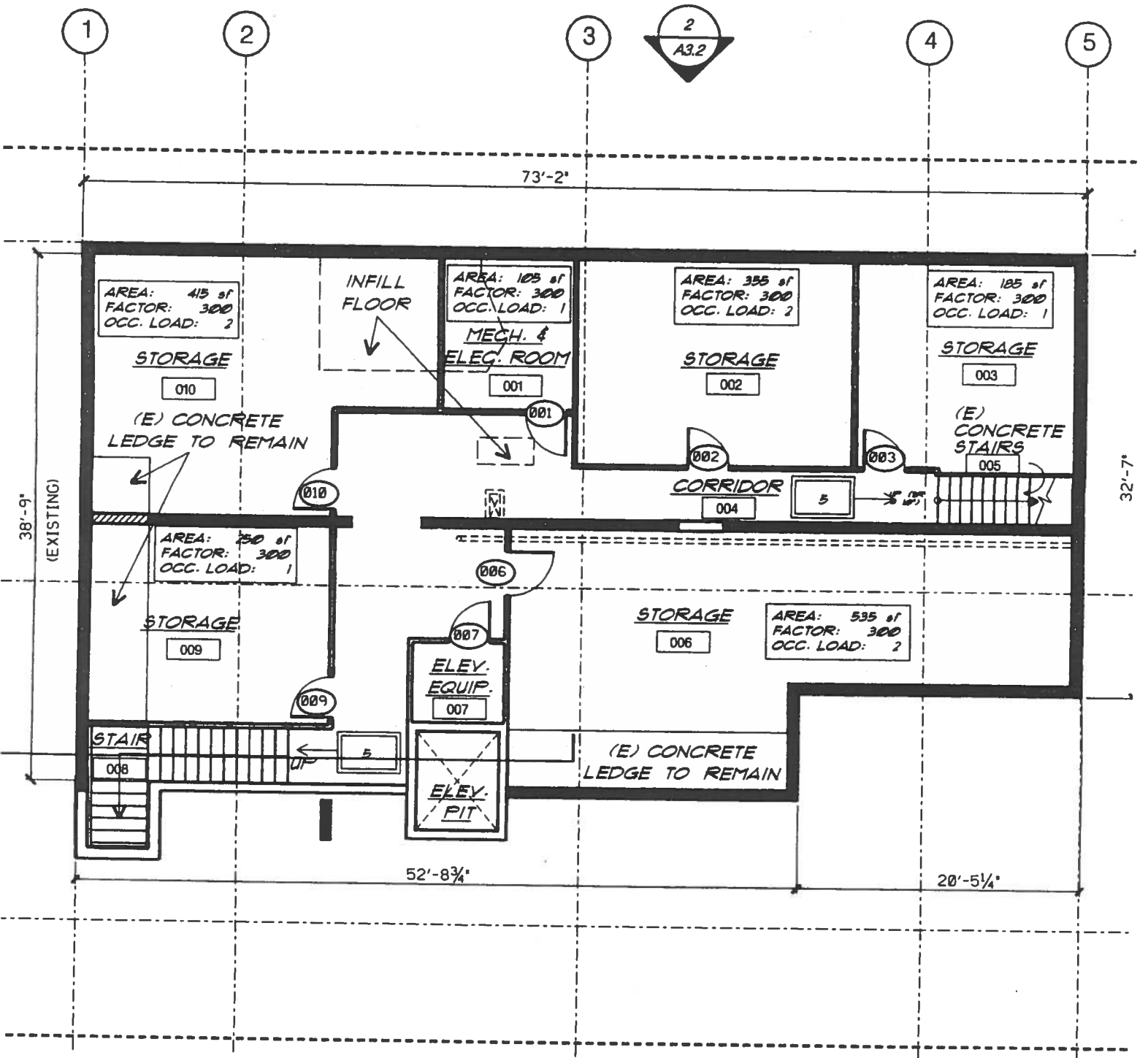




DiCiccó's Main & Olde Schoolhouse



DiCiccò's Second Floor



1 **BASEMENT FLOOR PLAN**  
 1/8" = 1'-0"  
 2300 SF (NET)