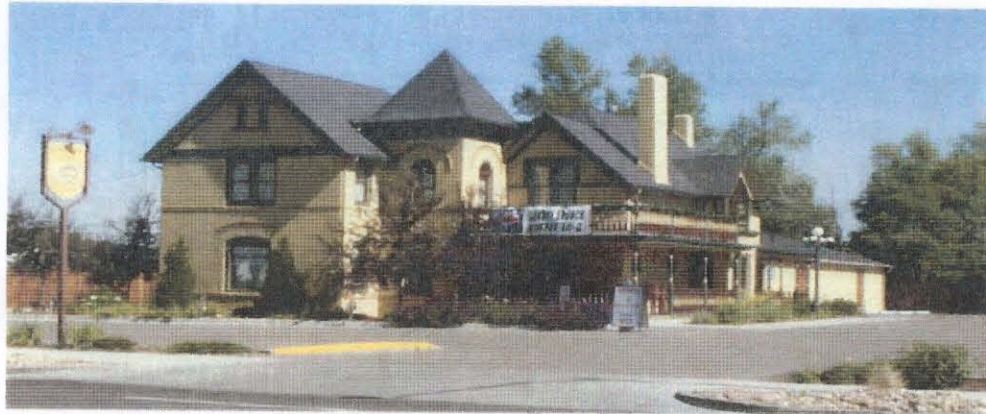


# THE CHESHIRE CAT BREWPUB

7803 RALSTON ROAD ARVADA, COLORADO

Price: \$825,000



## RESTORED VICTORIAN

◆ 5,250 SQUARE FEET ON 1ST AND 2ND FLOOR

◆ 1,425 SQUARE FEET IN BASEMENT

◆ LAND SIZE 24,080 SQUARE FEET

◆ 35 TOTAL PARKING SPACES

◆ ARVADA 2003 RETAIL SALES TOTAL \$1,549,221,000



◆ PLEASE USE THE UPMOST DISCRETION. EMPLOYEES ARE NOT AWARE THIS PROPERTY IS BEING SOLD. CONTACT LISTING BROKER FOR ALL SHOWINGS.

**RE/MAX** Affiliates Commercial Division

**FRAN SCHNEIDER CCIM**

**LESLIE MELONAKIS WAMBEKE**

**303-277-1325**



THE INFORMATION CONTAINED HEREIN IS DEEMED TO BE RELIABLE. BUYER IS RESPONSIBLE FOR VERIFYING ALL INFORMATION.

**CHESHIRE CAT INVENTORY LIST**  
**7803 RALSTON ROAD, ARVADA, COLORADO 80002**

**FIXTURES TO STAY WITH THE PROPERTY:**

COMMERCIAL HOT WATER HEATER  
HOOD AND FIRE SUPPRESSION SYSTEM IN KITCHEN  
SMOKE DETECTORS AND EXTINGUISHERS  
DRAPERIES AND BLINDS  
BUILT-IN BENCHES  
LIGHT FIXTURES INCLUDING ANTIQUES  
SECURITY SYSTEM  
LIGHTED SIGN POLE, *SIGN IS EXCLUDED*  
2 FIREPLACE MANTELS  
ADDITIONAL CARPET AND DRAPERY FABRICS  
OLD PHOTOS OF HOUSE AND SOME FAMILY MEMORABILIA  
EXTRA PAINT AND CONSTRUCTION MATERIALS FOR REPAIRS  
OUTDOOR SPRINKLER SYSTEM  
4 WALK IN COOLERS (2 IN KITCHEN AND 2 DOWNSTAIRS)  
KITCHEN EQUIPMENT  
COPIER, COMPUTER, TELEPHONE SYSTEM, POS SYSTEM, AND SERVER  
TABLES, CHAIRS, STOOLS  
BAR AND BAR EQUIPMENT, SINKS, AND SERVING SYSTEM  
CO2 SYSTEM LINES, *TANKS ARE LEASED AND EXCLUDED*  
SHELVING  
2 REFRIGERATORS AND 1 COMMERCIAL FREEZER  
CAT AND OTHER COLLECTIBLES INCLUDING TV, SOUND SYSTEM, AND BOOKS

**FIXTURES TO BE REMOVED OR NEGOTIATED SEPARATELY:**

ART  
FOOD, LIQUOR, BEER, AND MERCHANDISE INVENTORY  
ICE MACHINE  
BREWERY EQUIPMENT *\*see page 2 for general inventory of brewery equipment*

**LEASED INVENTORY AND/OR ITEMS BELONGING TO SUPPLIER:**

CO2 TANKS  
DISHWASHER  
PEPSI MACHINE (SUPPLIER'S)  
COFFEE SYSTEM (SUPPLIER'S)  
KEGS

**CHESHIRE CAT INVENTORY LIST**  
**PAGE 2**

**GENERAL INVENTORY OF BREWERY EQUIPMENT:**

KETTLE AND STEAM BOILER  
MASH TON  
HOT LIQUOR TANK  
4 FERMENTORS  
SERVING TANKS  
MALT MILL  
GYCOL CHILLER  
BEER LINES AND FERMENTORS  
TEMPRATURE CONTROLLED UNITS  
HOSE AND CLAMPS  
MICROSCOPE

**Directions to 7803 Ralston Rd. Arvada CO 80002**

- **From I-25 and I-70 take I-70 West and merge onto CO-121 N via Exit 269A.**
- **Turn Left onto W. 58<sup>th</sup> Ave. / Ralston Rd and it's .3 miles.**

