

Bella Mia Restaurant

EL JEBEL | COLORADO



Slifer Smith
& Frampton
Real Estate

COMMERCIAL SALES+LEASING
DEVELOPMENT+ENTREPRENEURIAL EXPANSION

Bella Mia Restaurant

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\$525,000 MLS #161807
BUSINESS OPPORTUNITY
Lease / Asset Sale

60 El Jebel Rd # 108
Carbondale, CO 81623

This spot is ready for you. Everything you need in an efficient, easy to manage package. No need to hassle with building out a restaurant. With staff and customer base in place bring your hospitality and start building your future. Have the current ownership sign the license over to you. Prep up your menu and open the doors. You could be open right away. Approximately 1,346 square feet inside means that every inch of the space is making money. No wasted space. When the sun is shining crank up the 30+ seat patio and let your clients relax and enjoy impeccably crafted, Italian Cuisine paired with the perfect glass of wine.



Lease Highlights

- Annual Price P/SqFt: \$ 14.97
- Trash & Sewer P/SqFt: \$0.71
- Tax P/SqFt: \$0.68
- Total P/SqFt: \$16.36
- Total Per Month: \$1,992.61
- Total Per Year: \$23,911.32
- Current Term Expires 6/1/2028
- One 5 Year Option
- Annual base rent increase based on CPI
- Tenant Pays Utilities

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Mike Mercatoris
mobile 970.618.7092
mmercatoris@sliferrfv.com
SSFcommercial.com

Bob Langley
mobile 970.948.0001
rlangley@sliferrfv.com
SSFcommercial.com



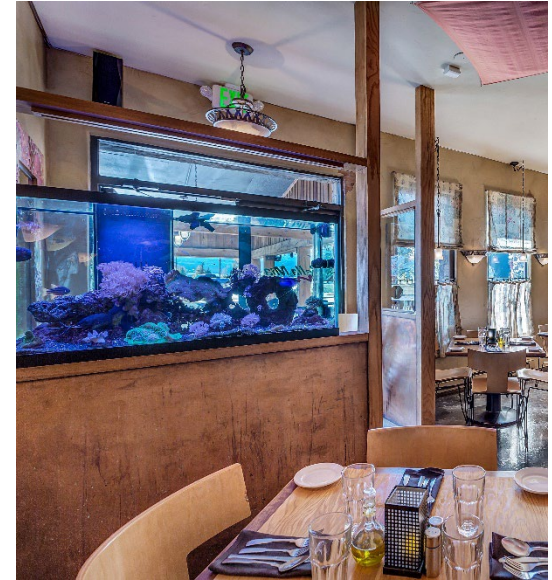
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\$525,000

HIGHLIGHTS

- 50 + Seat Dining Area
- 30 Seats On The Patio
- Full 8 Seat Bar
- Transferable Liquor License
- Full Kitchen
- Ample Parking
- High Traffic Location
- Wood Burning Pizza Oven
- Established Customers
- End Unit



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LONG STANDING, PROFITABLE, RESTAURANT & BAR FOR SALE

Bella Mia has been operating as a profitable business in the mid-valley for 27 years.

In the business of restaurants, location is a key element. Putting your restaurant where the people are can make or break a business.

Bella Mia is located amongst one of the fastest growing / most dense areas in the Roaring Fork Valley.



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FINANCIAL SUMMARY

Sellers Discretionary Earnings (SDE)

	2015	% of sales	2016	% of sales	2017	% of sales	2018	% of sales	Average	% of sales
Sales	\$ 627,418.21		\$ 652,922.21		\$ 627,351.98		\$ 631,890.61		\$ 634,895.75	
Rent	\$ 15,181.47	2.42%	\$ 15,181.47	2.33%	\$ 15,093.20	2.41%	\$ 17,676.60	2.80%	\$ 15,783.19	2.49%
SDE	\$ 140,613.73	22.41%	\$ 110,763.91	16.96%	\$ 98,160.80	15.65%	\$ 109,278.41	17.29%	\$ 114,704.21	18.07%

- SDE or owner's cash flow statement presents the full earning power of the business after adding back in one-time, non-recurring purchases and discretionary expenses shown on your income statement but not essential to business operations.

*Information is deemed to be reliable but is not guaranteed.

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COMMUNITY PROFILE

Population (2017)

4,170

94% URBAN 6% RURAL

2,157

51.7% MALES

2,013

48.3% FEMALES

Median Resident Age

44

YEARS

Estimated Median Household Income (2017)

\$98,398

Estimated Median House & Condo Value (2017)

\$827,902

<https://www.city-data.com/city/Basalt-Colorado.html>

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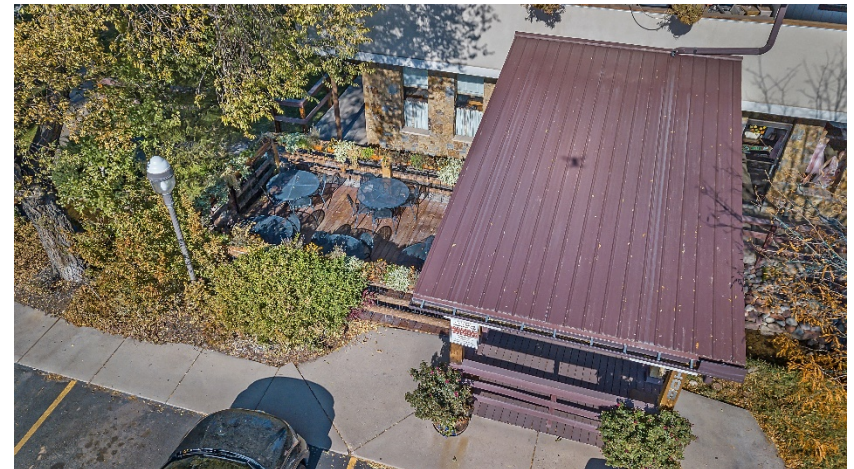
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PROPERTY VIDEO LINK

[HTTPS://VIMEO.COM/368079746](https://vimeo.com/368079746)

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Thank you for exploring Bella Mia Restaurant.
If you have any questions or would like to set up a showing, please contact us.



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