

# \$975,000 - 1 County Road 68, Bailey

MLS® #2057731 RE COLORADO Listing Office: Choice Property Brokers LTD

**\$975,000**

0 Bedroom, 0.00 Bathroom, 2,870 sqft  
Commercial Sale on 0 Acres

N/A, Bailey, CO

## VIDEO LINK:

[https://www.youtube.com/watch?v=P4qsb\\_-zV](https://www.youtube.com/watch?v=P4qsb_-zV)  
IQ \*\*Opportunities like this are RARE!!\*\* This is a prime location at the intersection of CR68 and US Hwy 285 in Bailey. From its distinctive #1 address to its roomy, rustic-ready interior, you have the dual advantage of vehicle traffic and foot traffic, since many people visit the surrounding shops as well. Check out the pictures for a view of the interior. The land included is the footprint of the building and all other land is owned and maintained by the Rustic Square LLC. There is dedicated parking on 2 sides of the building for the restaurant (the current use) as well as shared parking in the middle of the parking lot. Membership in Rustic Square LLC is required, and maintenance fees are assessed based upon square footage of buildings included in the LLC.

Included in the sale: All consumable items at time of contract; all furnishings not listed in exclusions; all kitchen equipment not listed in exclusions; all office supplies at time of contract; all decor including mounts not mentioned in exclusions. Leased items included: Dumpster (SSP Waste) and Indoor Co2 container (NuCo2). See Supplements Exhibit A for a list of Exclusions. Please note that potential buyers would be purchasing real property and not the existing restaurant business. Lease will be considered, \$7500 per month. Call today to schedule your personal showing.



**Listing Courtesy of Choice Property  
Brokers LTD**

Built in 1974

**Essential Information**

MLS® #	2057731
Price	\$975,000
Bathrooms	0.00
Square Footage	2,870
Acres	0.11
Year Built	1974
Type	Commercial Sale
Sub-Type	Retail
Status	Pending

**Community Information**

Address	1 County Road 68
Subdivision	N/A
City	Bailey
County	Park
State	CO
Zip Code	80421

**Amenities**

Parking	Driveway-Gravel
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**Additional Information**

Date Listed	August 1st, 2024
Zoning	Commercial



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Listing information last updated on July 25th, 2025 at 9:33pm MDT