

# \$275,000 - 100 4th Avenue, Fort Garland

MLS® #3363281 RE COLORADO Listing Office: Code of the West Real Estate

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## \$275,000

0 Bedroom, 0.00 Bathroom, 6,324 sqft  
Commercial Sale on 1 Acres

N/A, Fort Garland, CO

LOCATION, Location, Location! Restaurant and Developable Commercial Opportunity in Fort Garland, CO, the gateway to the San Luis Valley and Great Sand Dunes National Park. High visibility easy access 41,800sf/.96ac lot with 220ft of frontage on US Highway 160, with 1.8 million annual traffic count and incredible Blanca views. Ample parking for RVs, 5th wheels, etc. Formerly the much loved Silver Sage Steakhouse, bring back the best dining room and bar for miles around! Includes multiple dining areas, fireplace, wood stove, stage for performers, room for dances, full commercial kitchen with hood, walk-in cooler, storage for catering equipment and all FF&E. Large covered deck and room for outdoor seating and additional or alternative revenue streams - Drive Thru, Coffee/Ice Cream Shop, Food Court, Retail, Car Wash, Fuel or Charging Stations, RV parking and other Overnight Accommodations, the possibilities go on! Call for more details, and schedule a visit to explore this incredible opportunity! Note, 3D tour made previously before restaurant closed, photos in listing are current. Information deemed reliable but not guaranteed.



RE COLORADO

**Listing Courtesy of Code of the West Real Estate**

Built in 1980

## Essential Information

MLS® #	3363281
Price	\$275,000
Bathrooms	0.00
Square Footage	6,324
Acres	0.96
Year Built	1980
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active

### Community Information

Address	100 4th Avenue
Subdivision	N/A
City	Fort Garland
County	Costilla
State	CO
Zip Code	81133

### Additional Information

Date Listed	June 24th, 2024
Zoning	Commercial



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