

2010 S. Oak St.

Lakewood 80227

Please DO NOT
DISTURB
EXISTING TENANT

YOUR LOGO
HERE

Tim P. Rogers - 303.641.4080
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T. Blake Rogers - 720.530.5788
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Property Specifications

Sale Price: \$1,500,000

Price/SF: \$520.83/sf

SF: 2,880 sf

Signage: Monument and Building

In Place Use: Brewery

Parking: 16 space + on street

Year Built: 2003

Sprinklers: Yes

Ceiling Height: 16'

Lot Size: 0.89 AC

Zoned: MEU (Lakewood)

Taxes: \$23,330 (2024)

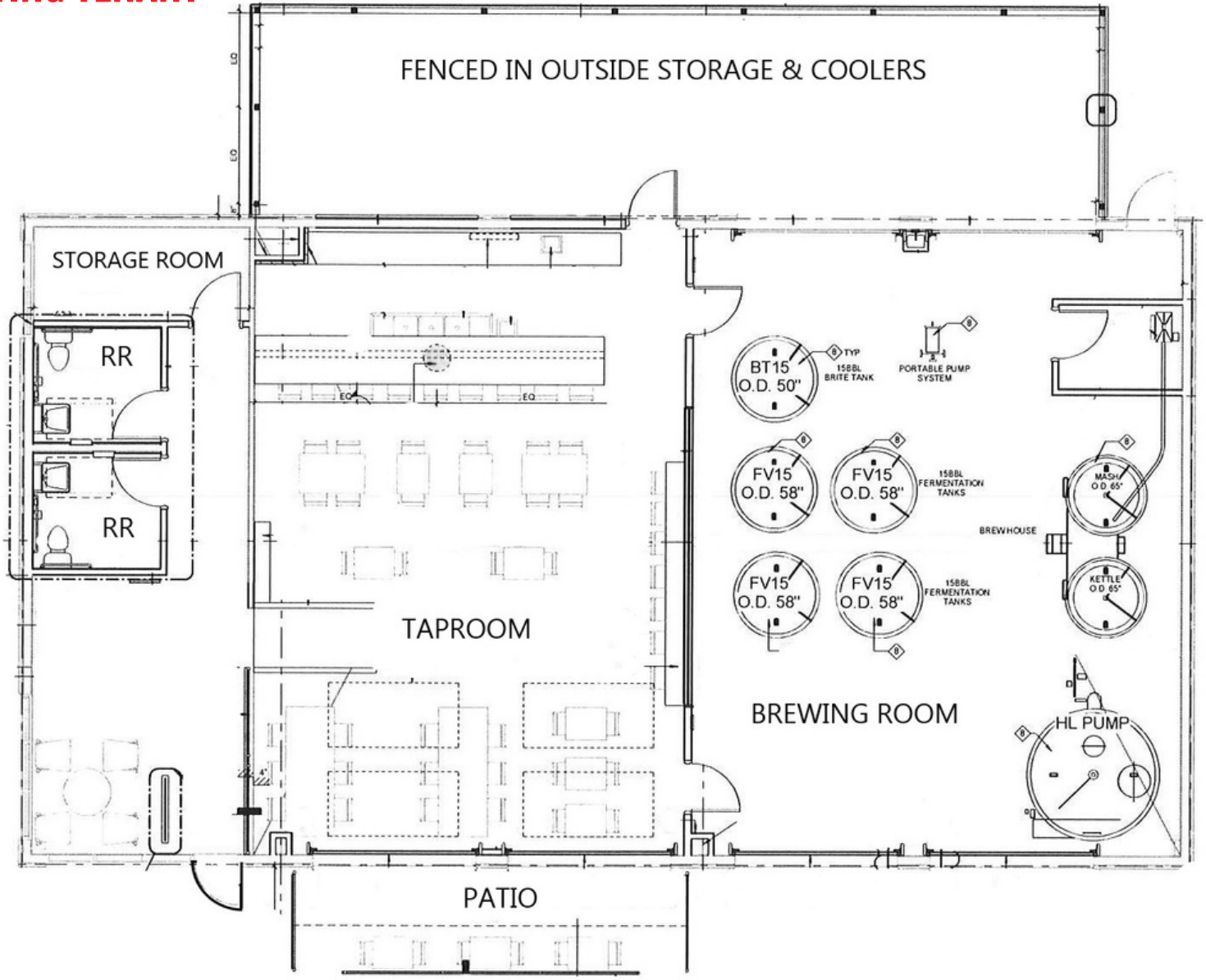


Floorplans

CONFIDENTIAL

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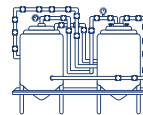


Turnkey Brewery For Sale

<u>EQUIPMENT</u>	<u>DETAILS</u>
Brewing Equipment	American Beer Equipment (ABE) manufacturer
	15-barrel two vessel direct fire brewhouse with full automation
	One 30-barrel direct fire hot liquor tank
	Four 15-barrel stainless steel fermentation tanks
	One 15-barrel stainless steel brite beer tank
	Automatic single head keg washer
Glycol System	Five-ton commercial water/glycol chiller system
	12 tank glycol temperature control panel
Grain Mill	Grist mill 1,200 lbs/hr
Coolers	Polar King outdoor cooler - 10'w x 12'l x 8'h
	Brrr Refrigeration outdoor cooler - 10'w x 14'l x 10'h
Taps	Eight taps connected to the Polar King outdoor cooler.
	Two additional taps (could be expanded to six) on a True four-keg kegerator.
License	Federal Brewer's Notice 2014-BRE-00339-O
	Colorado Manufacturer License 03-03563
	Colorado Wholesale Beer License 03-03564
FF&E	Website, Facebook, X and Instagram social media accounts could all be transferred if needed. All other FF&E transferred as well.



200 Barrels Produced/Year



1,200 sf Brewery



10 Taps (could expand)



1,680 sf Taproom



78 Occupancy (indoors)



2 ADA Rest Rooms

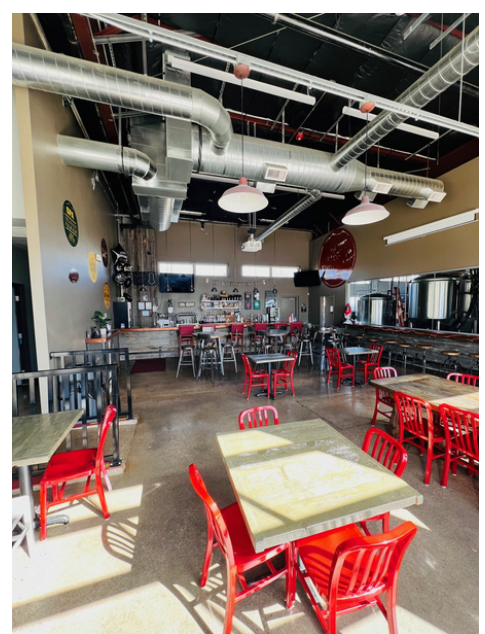
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Genesee Commercial Group | 710 Kipling Street Suite 403 | Lakewood, CO 80215



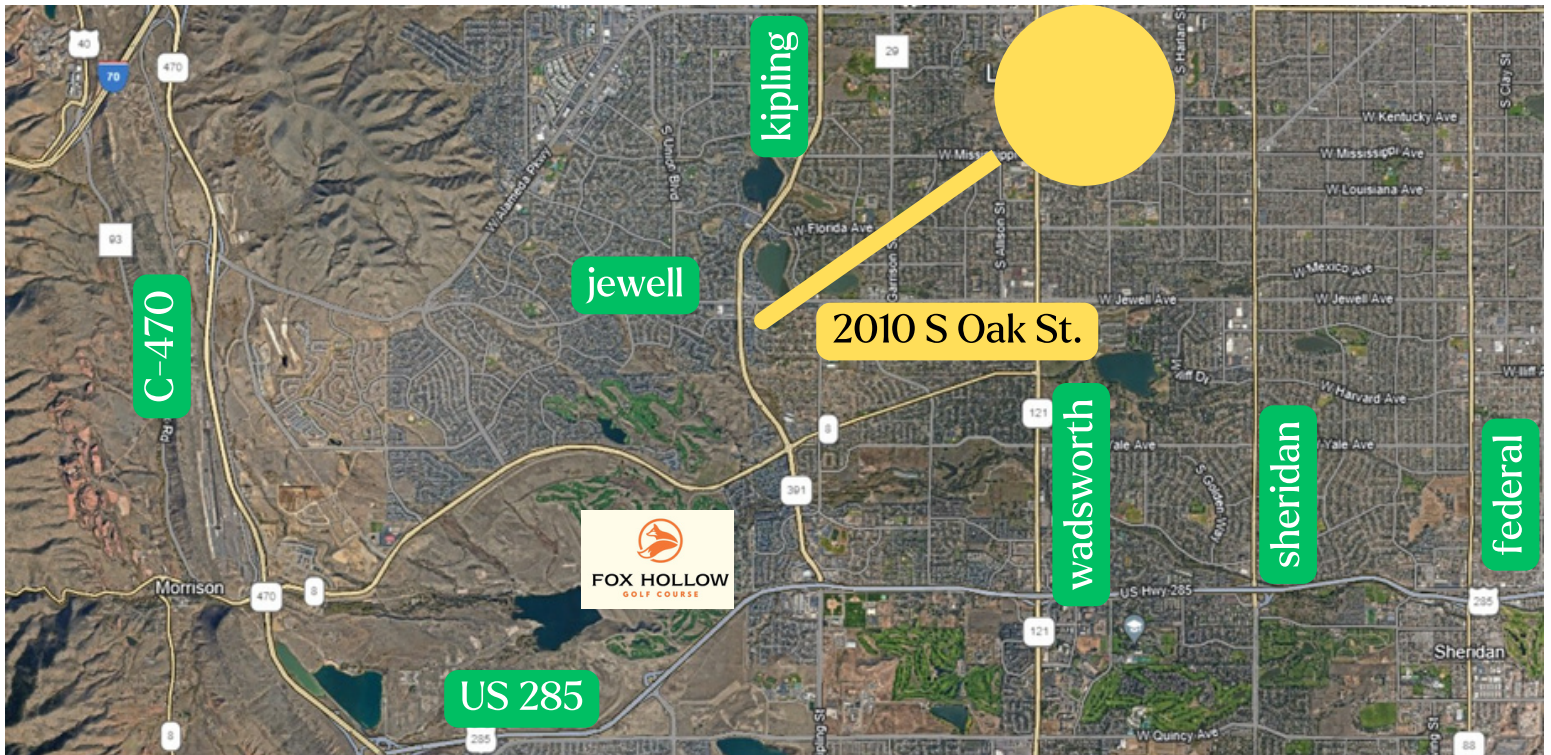
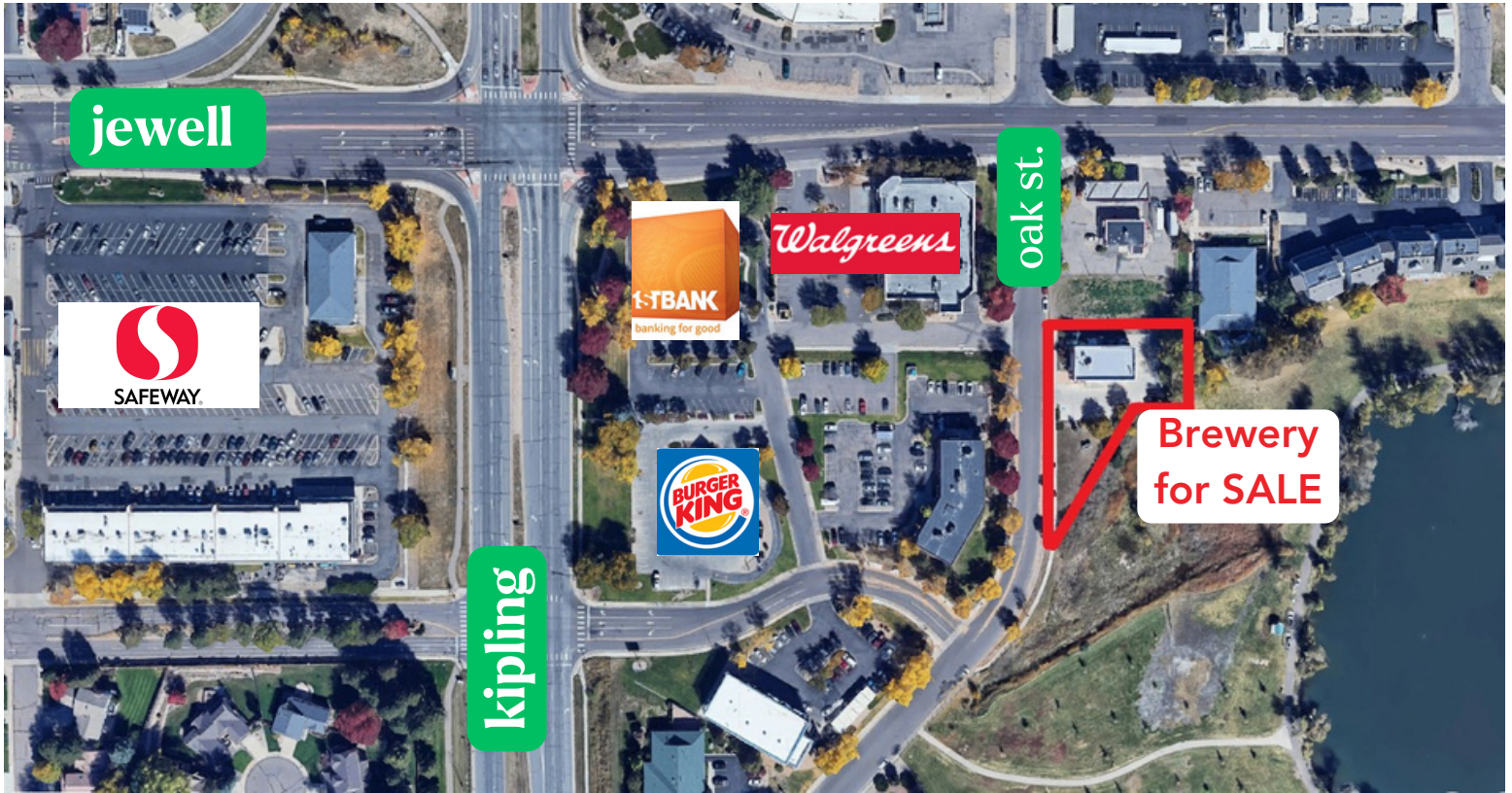
Photos



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Maps



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