



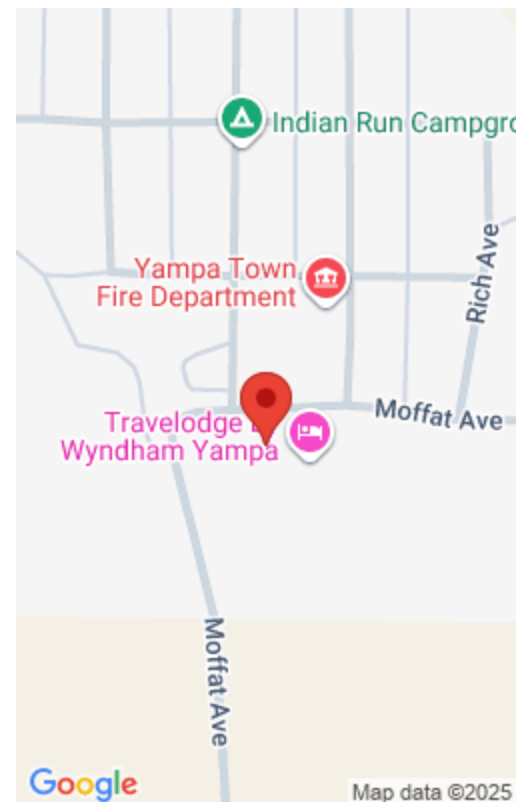
## 40 MOFFAT AVE, YAMPA, CO 80483, USA

<https://www.breckmtn.com>

This newly built eatery and bar with a commercial kitchen, restaurant, retail space in Yampa, CO. This space is on the Main street (Moffat Ave) in Yampa next to the Antlers, and on the way to the Flat Tops and the Devils Causeway. The current tenant is the Yampa Garage and eatery that serves BBQ,...

**\$298,000**

- 0 baths
- CommercialSale
- Active
- 962 sq ft



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# Basics

**Status:** Active

**Area, sq ft:** 962 sq ft

**Business Name:** Yampa Eatery and BBQ

**MLS ID:** S1051377

**Lot Size Acres:** 0 acres

**Days On Market:** 216

**Category:** CommercialSale

**Bathrooms:** 0 baths

**OriginatingSystemName:** SUMMIT

**Year built:** 1926

**Date Added:** 2024-07-08

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# Building Details

**Building Name:** Bear River Condominiums

**Sewer:** PublicSewer

**Foundation Details:** Poured

**Exterior material:** WoodFrame

**Parking:** 8

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 0 sq ft

**Open Parking:** No

**Water Source:** Public

**Construction Materials:** WoodFrame

**Subdivision Name:** YAMPA

**Roof:** Metal

**Parcel Number:** R8180463

**Heating:** Yes

**ViewYN:** No

**Business Type:** FoodAndBeverage,Restaurant

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# Amenities & Features

**Parking Features:** Driveway,OffStreet, Driveway,OffStreet

**Utilities:** PhoneAvailable, SewerAvailable, TrashCollection, WaterAvailable

**Electric:** Volts220

**Fireplace:** No

**CoolingYN:** Yes

**PoolPrivateYN:** No

**Parking Total:** 8

**Cooling:** CentralAir,CeilingFans

**Heating:** Electric

**Spa:** No

**Pets Allowed:** No

**Lot Features:** Landscaped, Level



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$4,216

**Tax Year:** 2024

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## Miscellaneous

**Exclusions:** No,Antler Chandelier, beverage cooler

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## Listing Information Courtesy of:

**Agent Name:** Donna Corrigan

**List Office Name:** Upper Yampa Realty

