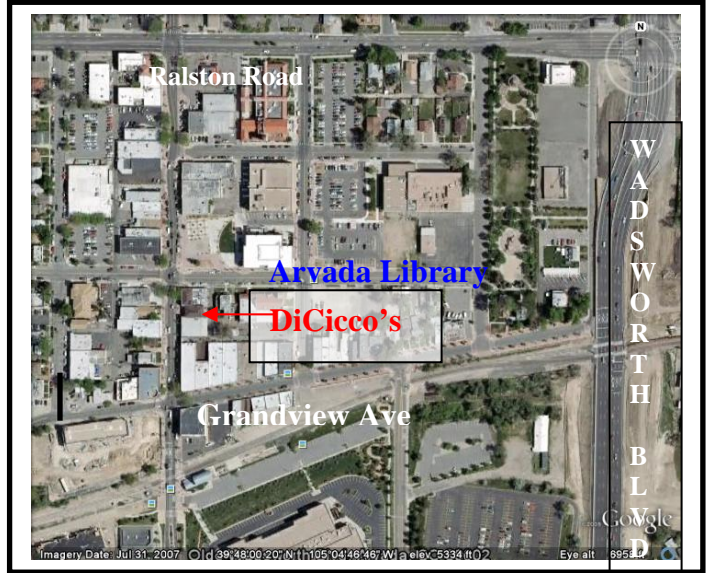
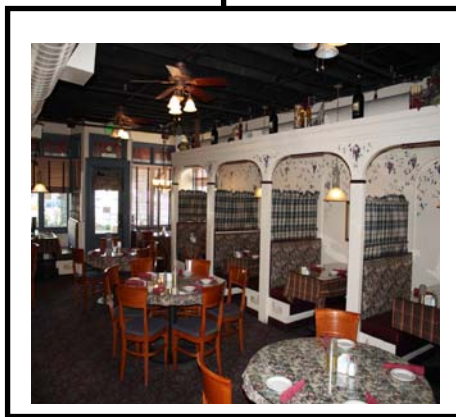


# DiCicco's Italian Restaurant

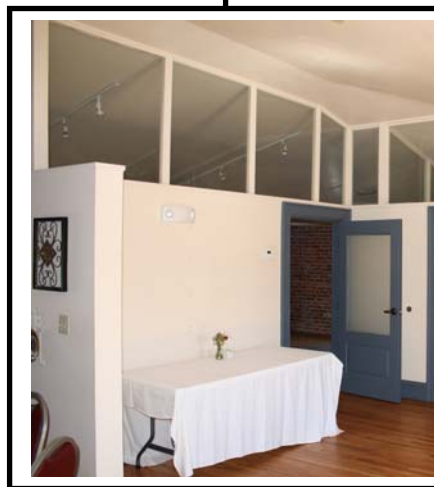
5660 Olde Wadsworth, Arvada, CO 80007



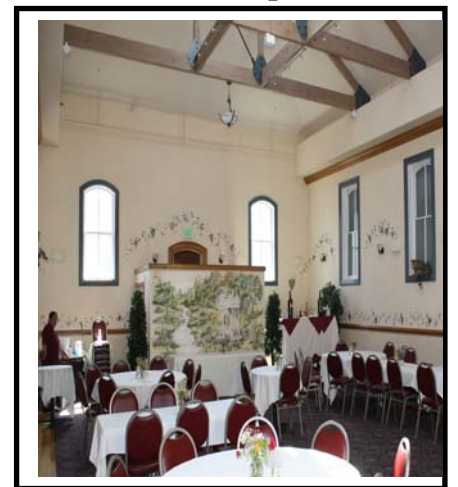
## Main Dining



## Upper Level Office or additional dining area



## Schoolhouse/Reception Area



Price: \$999,999

Main SqFt.: 6934    Basement SqFt.: 4200    Zero Lot Line

Construction Type: Brick

HVAC: Roof top Mount

# of Floors: 2

YOC: 1927

All Public Parking

### Old School House

This portion of the 6934 sq ft has been renovated with awesome lighting and services. This area is excellent for banquets, dances, small wedding, receptions and corporate functions. It can accommodate up to 100 people There is elevator service in the building The 2<sup>nd</sup> story is currently used as additional banquet facility but can also be used as office.

**Note: Price is real estate only.**

Sellers motivation is they need a larger facility.

Remarks: This restaurant location has been excellent for the owner. They have outgrown the facility and will be going into a much larger building. The DiCicco's name is not included in the sale.

Showings are by appointment only.

Please do not bother the restaurant operation.



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