

4900 LLC Improvements

The properties included in the sale of 4900 E. Colfax have all undergone extensive renovation, upgrading, and repair. The entire cost is approximately \$400K (plus). The “bar” side of the restaurant was completely gutted and architecturally renovated. The restaurant side was given a full cosmetic facelift with many substantial upgrades including flooring, bathrooms, walls, lighting, ceiling, paint, doors, and all new furniture throughout. The house (1476 Eudora St.) has had a complete facelift on the main floor with many upgrades such as all new appliances and a completely renovated bathroom. The basement is shelled out and ready to be finished; the bathroom is plumbed and ready to be finished. The three rental spaces (approximately 500 sq. ft. each), with addresses of 4914, 4916 & 4918 E. Colfax Ave., have also been upgraded. The roof was replaced in 2015. Two of the three spaces have been upgraded by the renter with landlord rent support. All code issues have been resolved.

*Please note that there is a Colfax streetscape improvement happening as we speak. A complete upgrade of everything that is “streetscape” is in progress out the front door. For a listing of improvements please go to: colfaxmayfairbid.com/streetscape-improvement-project/

4900 E. Colfax:

- *Complete Landscape Upgrade and renovation with irrigation in place to be connected
- *New grease trap
- *New pavement laid in back parking area. Asphalt in the parking area and extensive cement work done to cover grease trap and to create a quality back entrance
- *Extensive repairs done to the roof
- *COMPLETE renovation of the “bar” side of the restaurant inclusive of all electrical, plumbing, internal Structure - especially as it pertains to the ceiling and floors. The “bar” side was completely gutted and was remodeled from scratch.
- *New ADA compliant bathrooms
- *Completely new bar renovation. EVERYTHING is new.
- *Complete Kitchen renovation: 95% “all new” inclusive of electric and plumbing etc.
- *New wiring for phone, computer, wifi, security, etc.
- *Replaced and upgraded security system and alarm system
- *Full repair, replace or upgrade done to the air handling systems. AC and heating fully inspected, replaced or repaired.
- *Three new entrance doors installed
- *New walk-in beer cooler
- *New computer systems
- *New office computer system
- *New TV's (8) with Direct TV. Everything newly wired
- *Stage area created with upgraded 30 amp power supply