



FOR SALE - PRICE REDUCED!

High Performing Carwash W/ Extra Land - .9 AC

1540 Laredo St. | Aurora, CO 80011



**PREMIER CAR WASH LOCATION - CLOSE
PROXIMITY TO DIA**

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$2,399,000 <u>\$2,299,000</u>
Cap Rate:	9.32% <u>9.72%</u>
2021 NOI:	\$223,529.84
Lot Size:	0.91 Acres
Building Size:	1,672 SF
Year Built:	1987
Zoning:	MU-C

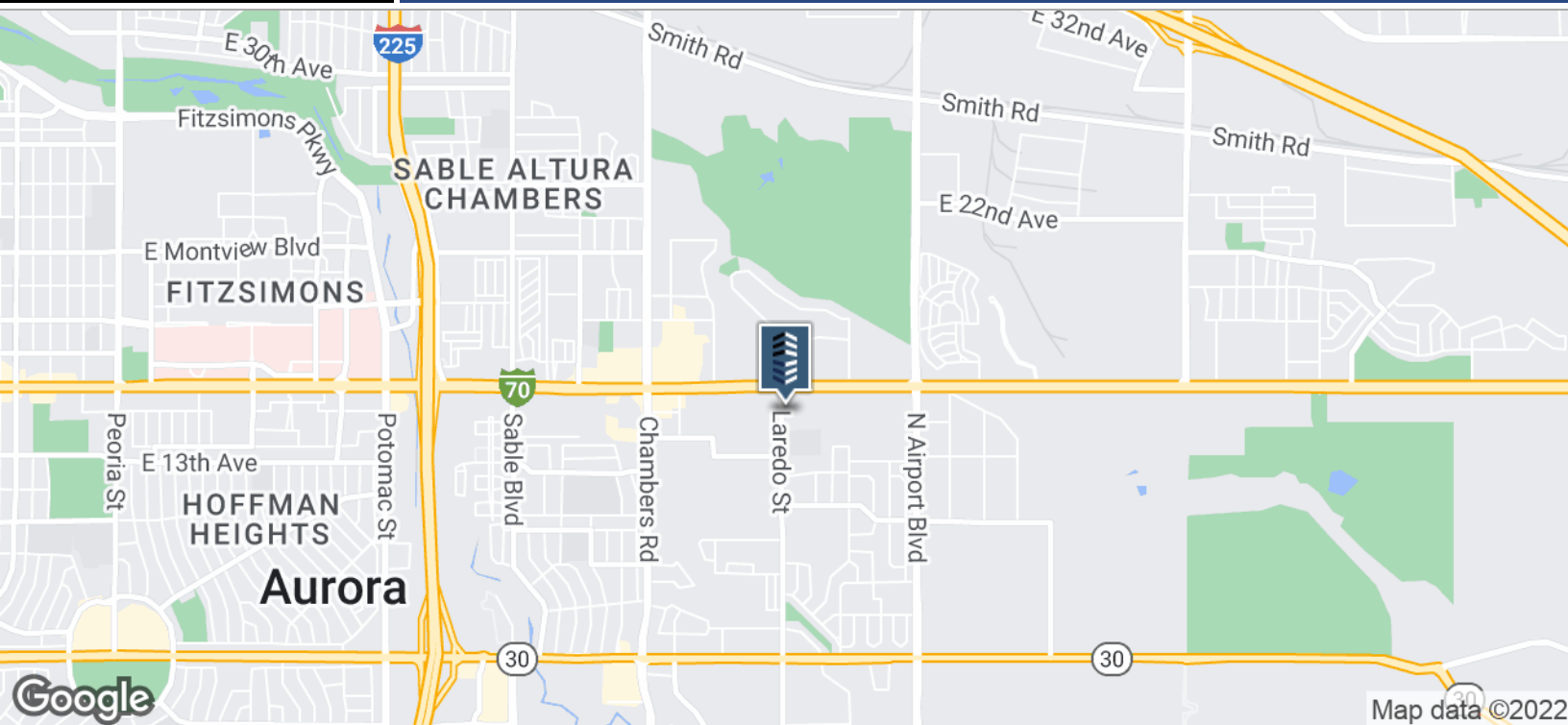
PROPERTY OVERVIEW

Here is your chance to own an incredible performing asset located directly on one of Denver's largest thoroughfares, Colfax Ave. This Carwash has 100% self serve bays that minimize the maintenance that needs to be done, with the ability to expand the extra lot into additional self serve bays or other automotive uses. This location has it's own customer base, making this a great source of income regardless of the season or economic outlook. Call/Email Greg or Earl to sign an NDA and receive the financial information.

PROPERTY HIGHLIGHTS

- FIRST TIME ASSET HAS BEEN FOR SALE SINCE CONSTRUCTION
- **8.7% Revenue Increase** from May 2021
- NEW LED Wall Pack Lights AND Parking lot LED Lights (2021)
- Bay, Parking and Vacuum Lights replaced with LEDs (2019)
- **BRAND NEW WATER MAIN** installed Dec. 2021
- Tuck pointing, mason work and roof repairs completed Dec. 2021
- New Security Door installed April 2022
- 2 Express (Credit Card Only) Lanes see an estimated \$1.70 more per wash
- Includes Adjacent 17,226 Lot for further development

HIGHLY SUCCESSFUL CAR WASH W/ EXTRA LOT FOR EXPANSION



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