



SALE

Cool Wash Car Wash

390 S PRATT PKWY

Longmont, CO 80501

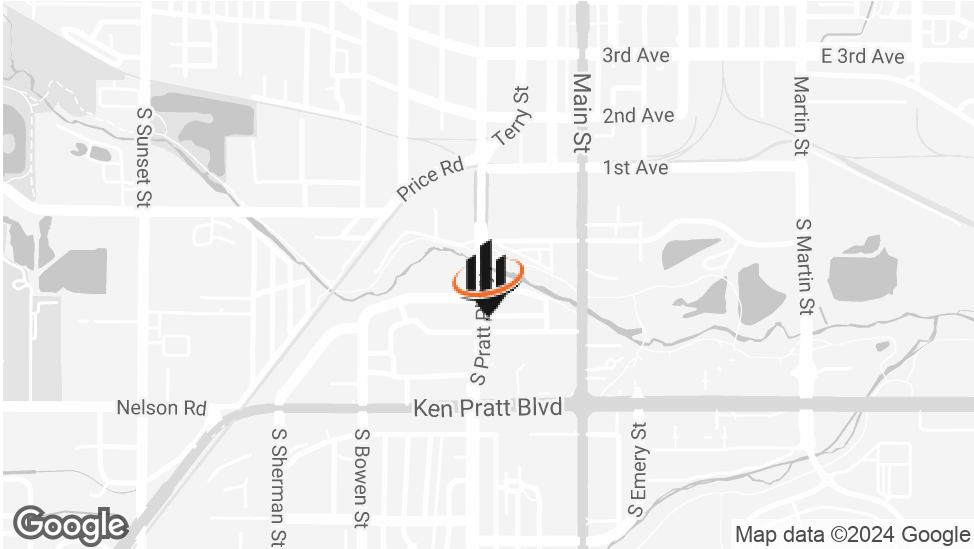
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$497,000
LOT SIZE:	0.39 Acres
YEAR BUILT:	1982
ZONING:	C
MARKET:	Longmont

PROPERTY OVERVIEW

Four bay self serve car wash with 4 self serve vacuum stations. Conveniently located on S Pratt Parkway with easy access and high visibility. Recently updated equipment with newer credit card swiper systems.

PROPERTY HIGHLIGHTS

- Strong traffic counts along S Pratt Parkway
- Corner lot with great ingress and egress
- Opportunity to acquire the business and underlying real estate
- Special Tax Advantages - present accelerated depreciation opportunities - for additional details please consult tax advisor

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ADDITIONAL PHOTOS

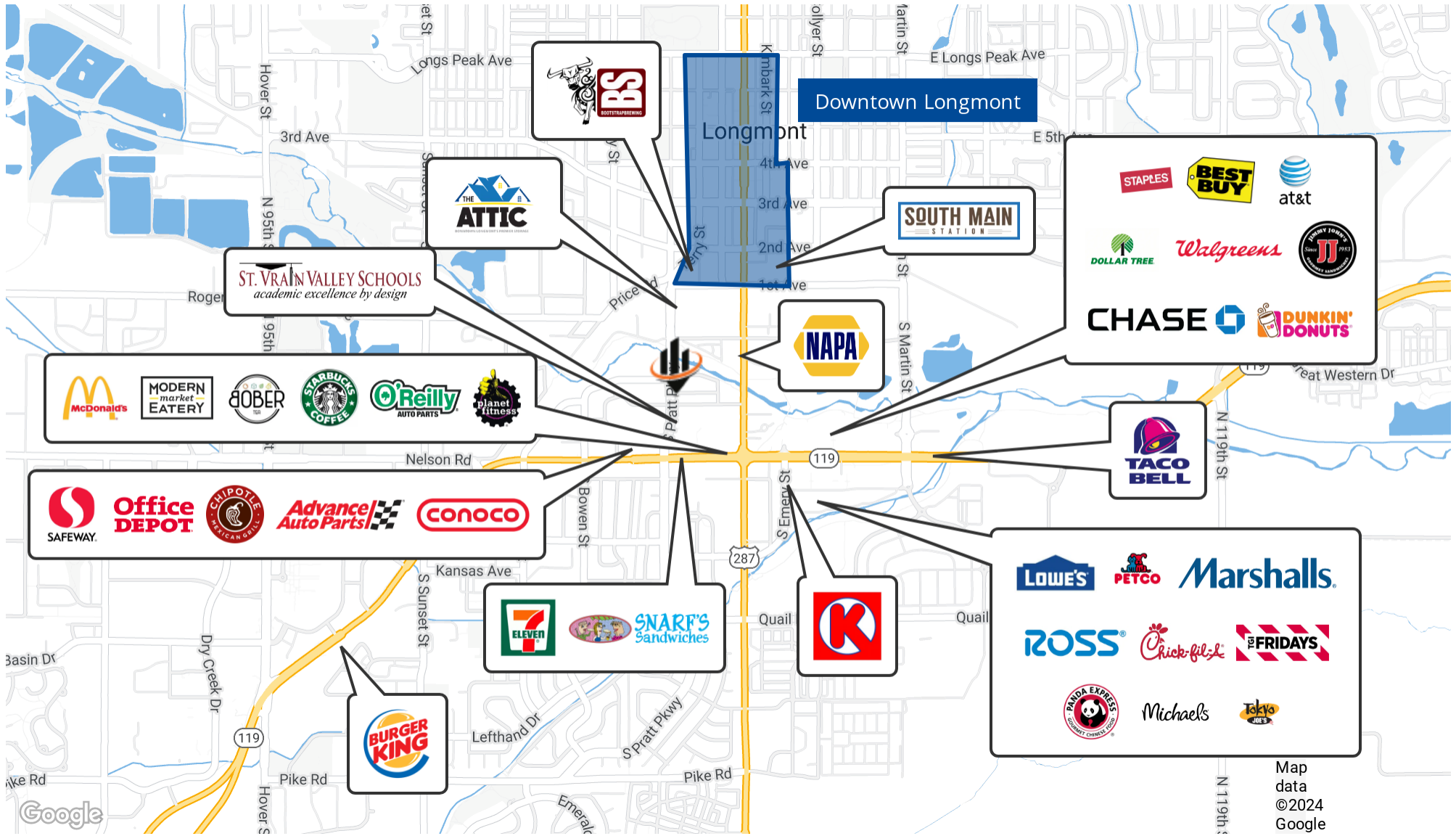


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

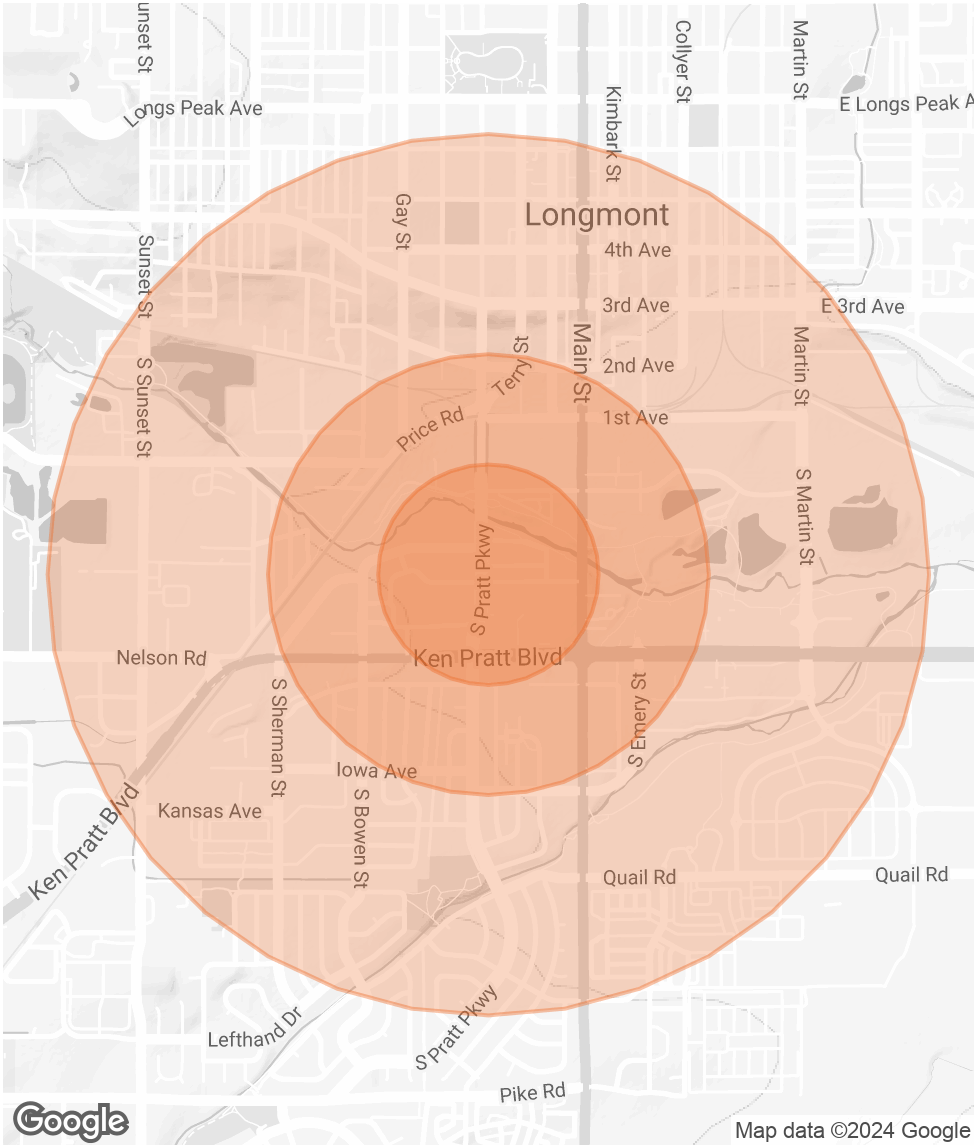
POPULATION 0.25 MILES 0.5 MILES 1 MIL

TOTAL POPULATION	940	2,403	7,100
AVERAGE AGE	32.5	33.3	34.1
AVERAGE AGE (MALE)	33.3	34.3	35.1
AVERAGE AGE (FEMALE)	32.1	32.4	33.1

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MIL

TOTAL HOUSEHOLDS	280	800	3,100
# OF PERSONS PER HH	3.4	3.0	2.8
AVERAGE HH INCOME	\$68,377	\$67,849	\$79,100
AVERAGE HOUSE VALUE	\$295,959	\$306,809	\$376,400

* Demographic data derived from 2020 ACS - US Census



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