

5745

INDEPENDENCE ST.

ARVADA, CO 80002

\$2,295,000
SALE PRICE

**AUTOMOTIVE
SHOP**



**ACROSS FROM WALMART
SHOPPING CENTER**



**DENVER INFILL
SPECIALISTS**



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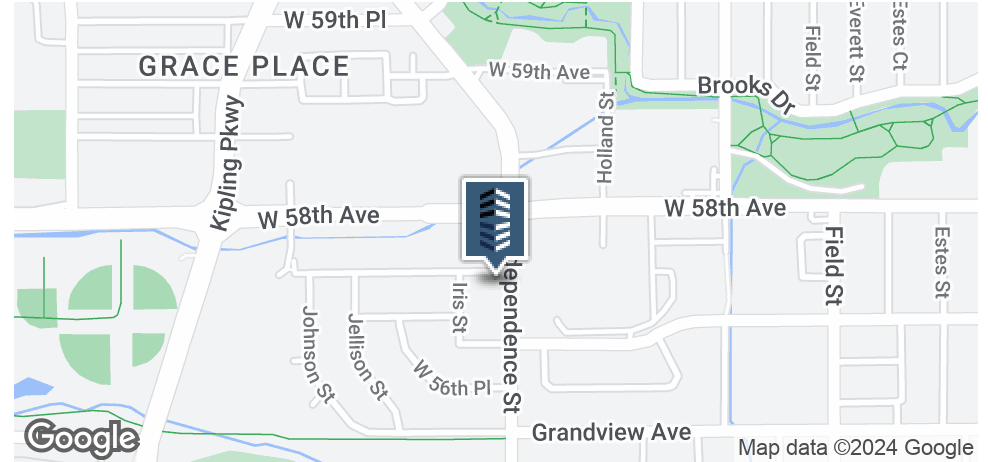
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,295,000
Building Total Size:	5,778 SF
Above Ground SF:	4,840 SF
Basement SF:	938 SF
Lot Size:	21,238 SF (0.49 AC)
Number Of Bays:	5
Number Of Lifts:	3
Roof Type:	Metal
Year Built:	1987
Zoning:	MX-N
Property Taxes (2023):	\$38,350.56

PROPERTY OVERVIEW

Unique Properties Inc. is pleased to present the rare opportunity to acquire a turn-key automotive shop in Arvada, Colorado. This property offers almost 5,000 feet of shop space just off of Ralston Road in a rapidly expanding part of the city. Across the street from a Walmart shopping center, there's a constant flow of traffic allowing for the next owner to capitalize on a large customer base. Within a half-mile of Penn Garage, there's currently 695 new single and multi-family units as well as townhomes under construction further strengthening this location. With only one other automotive repair shop in the area, limited competition allows for a new owner to take advantage of a growing customer base.

PROPERTY HIGHLIGHTS

- Five bays with two offices
- Average household income of \$96,000+ (2 mile radius)
- High traffic retail location
- Two separate electrical meters
- Corner lot with high visibility



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FEATURED NEARBY DEVELOPMENTS

UNDER CONSTRUCTION



1. Morgan Ralston Creek

Five-story mixed use development;
328 residential units

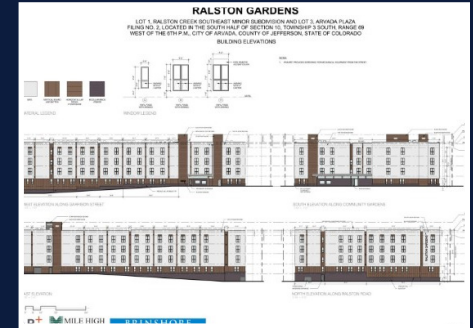
UNDER CONSTRUCTION



2. Arvada Place Apartments

Three-story residential development;
36 one and two-bedroom residential units

UNDER CONSTRUCTION



3. Ralston Gardens

102-unit three-story residential development;
100% affordable housing

UNDER CONSTRUCTION



4. Ralston Commons

185 apartment units and 27 townhomes

UNDER CONSTRUCTION



5. Ralston Creek Townhomes

44-unit townhome development

**Map shows locations on following page*

DEVELOPMENT MAP



ADDITIONAL PHOTOS

