

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# SUNOCO STATION w/ 3 BAY GARAGE AND COMMERCIAL KITCHEN



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FOR SALE



\$2,500,000

## Big Upside Potential

This property is currently being underutilized as the revenue it produces is limited to its fuel and convenience store sales. The true upside potential here would be to add two additional lines of revenue. First, a full-service auto repair business could be added utilizing the 3-bay garage with 3 car lifts, frame machine, a brake lathe, and a detached paint booth 14' x 40' building. Second, the commercial kitchen and outdoor seating area could be used to create a variety of hot meal options for customers from the surrounding industrial area and nearby residential neighborhoods.

4140 Grape Street, Denver, Colorado 80216

Total SF:	2,179± SF
Land:	0.50 Acres / 21,780± SF
Use:	Retail / Redevelopment
YOC:	1955
Gross Profit:	\$480,000/year (verbally)
Parking:	6 spaces, 2.75/1,000 SF
Zoning:	1-A

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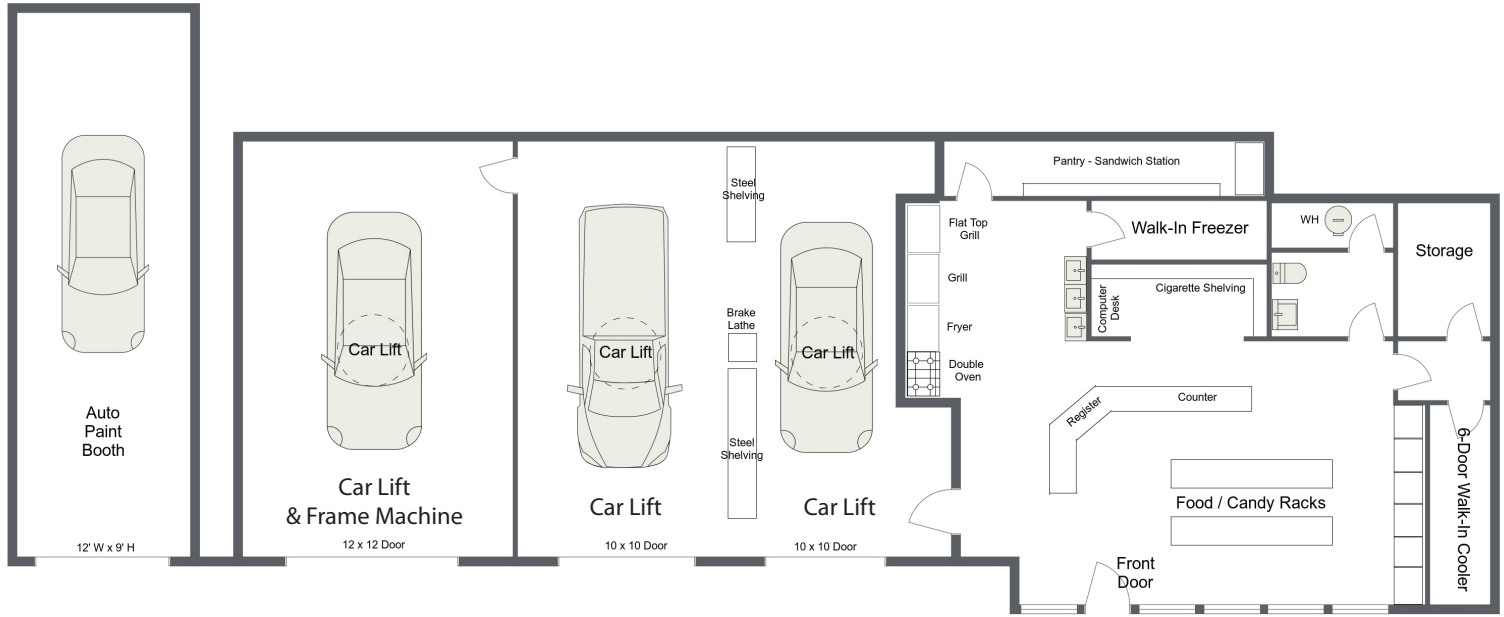
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	9,008	112,339	396,907
Households:	3,126	44,414	177,926
Median Income	\$58,929	\$87,880	\$76,765
Median Age:	33.80	35.90	36.20
Traffic:	5,744 vpd - Smith Rd @ Holly St.		

Costar - 2022

