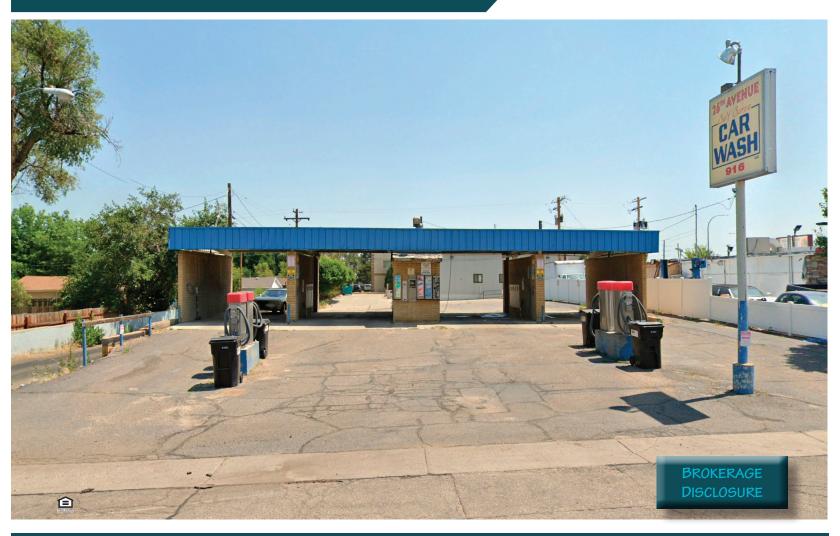
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# **4-Bay Self-Service Car Wash For Sale** 916 26th Ave., Greeley, CO 80634



www.FullerRE.com



## **Property Information**

Well-established self-service car wash located just off 10th Street in Greeley. This is a cash-only car wash just begging for an upgrade. Future investors could significantly increase revenue by adding a credit card point-of-sales system AND an In-Bay automatic car wash system to 1 or 2 of the available 4 bays. This high-traffic area is full of retail establishments such as Harbor Freight, Burger King, McDonald's, and 7-Eleven, just to name a few.

Bldg. SF:	1,678± SF			
Land:	0.26± Acres			
YOC:	1965			
Taxes:	\$7,282.86 (2022 payable in 2023)			
Zoning:	C-H, Commercial / High Intensity			

### For Sale: \$599,000

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#### LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021





DEMOGRAPHICS		1 Mile	3 Miles	5 Miles	
	Population:	19,843	97,586	148,086	
	Households:	7,176	35,477	52,957	
\$	Median Income	\$43,803	\$55,213	\$61,232	
	Median Age:	34.10	33.70	34.00	
	Traffic:	22,481 vpd - 10th St. @ 25th Ave.			

Costar - 2022





The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.