

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# 4-Bay Self-Service Car Wash For Sale

916 26th Ave., Greeley, CO 80634



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DISCLOSURE

## 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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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

