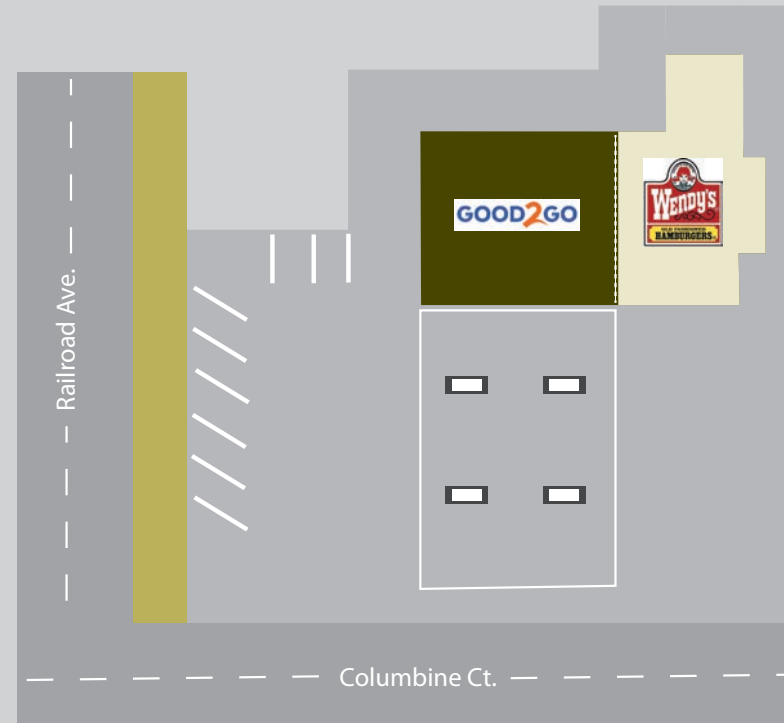


# TANKS

OPS ID:  
CO5954

LLD:  
Electronic

MATERIAL:  
Single Walled  
Fiberglass (FRP)



### TANK 1

Fuel Type: Regular RUL  
Capacity: 12,000  
Year Installed: 1994

### TANK 2

Fuel Type: Premium PUL  
Capacity: 12,000  
Year Installed: 1994

### TANK 3

Fuel Type: Diesel  
Capacity: 12,000  
Year Installed: 1994

### 2023 Gallons

Unleaded	152,822
Mid-Grade	43,968
Premium	37,263
Diesel	34,627
<b>TOTAL</b>	<b>268,680</b>



**Travis Wanger**  
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# Gas Station & CS For Sale

201 Columbine Ct., Parachute, CO 80135

INVENTORY SOLD SEPARATELY  
**\$1,500,000**



### SALE INFORMATION:

Price:	\$1,500,000
Opportunity:	Owner/User
Tenancy:	None - To be delivered unbranded
Building :	2,592± SF
Lot:	0.50± Acres
YOC:	1994
MPDS:	4
Type:	Gas Station
Notes:	Inventory Sold Separately

Terrific opportunity for an owner/operator seeking an UNBRANDED gas station they can run themselves. The Shell fuel contract and Good 2 Go lease will both be paid off and terminated prior to closing. Located in beautiful Garfield County. This 4-pump gas station with recently remodeled C-Store benefits from 175' of frontage along S Railroad Ave and a very tall, illuminated monument sign visible from Interstate I-70. \*The Wendy's restaurant is a separate property, and not included in this sale.

**BROKERAGE  
DISCLOSURE**

**FULLER REAL ESTATE  
(303) 534-4822**

## Offering Summary:

COUNTY: Garfield

GLA (SF): 2,592 SF


LAND (AC): 0.50 Acre

OWNERSHIP TYPE: Fee Simple




## Demographics:

### TRAFFIC COUNTS:


 18,000 VPD -  
I-70 at Parachute

8,306 VPD -  
CR 300 at I-70

### POPULATION:

 1 Mile: 2,686  
3 Miles: 6,936  
5 Miles: 7,117

### MEDIAN INCOME:

 1 Mile: \$68,902  
3 Miles: \$67,484  
5 Miles: \$67,943

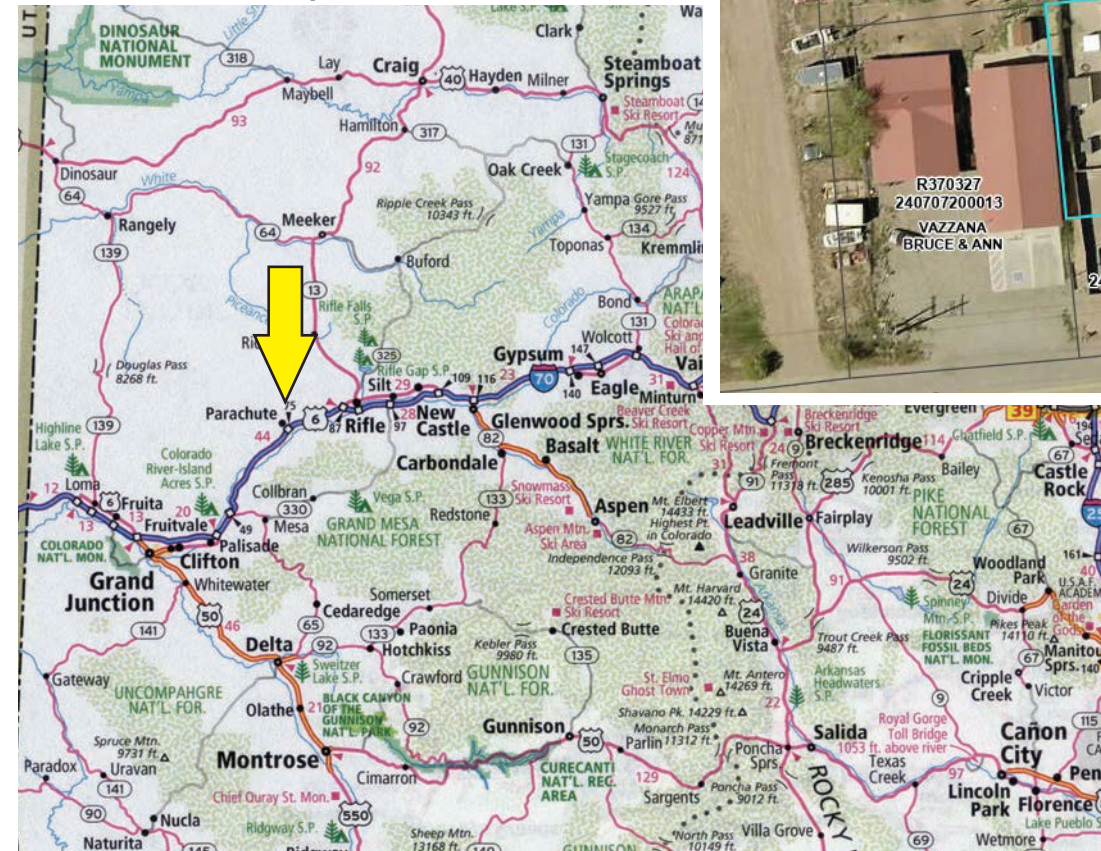
## Financial Information:

Price: \$1,500,000  
Price/SF: \$358.80

OWNER OCCUPIED COMMERCIAL REAL ESTATE			
RATE (FIXED APR)	TERM	AMORTIZATION up to	LOAN TO VALUE up to
6.20%	5	20	85.00%
6.25%	5	25	75.00%
6.65%	10	20	85.00%
6.70%	10	25	75.00%
6.65%	15	15	85.00%

Loan term is negotiable between borrower and bank. Information above provided by Adam Aluise, Slatt Capital, (303) 587-7518, adam.aluise@slatt.com.

### Location Map



### Assessor Map