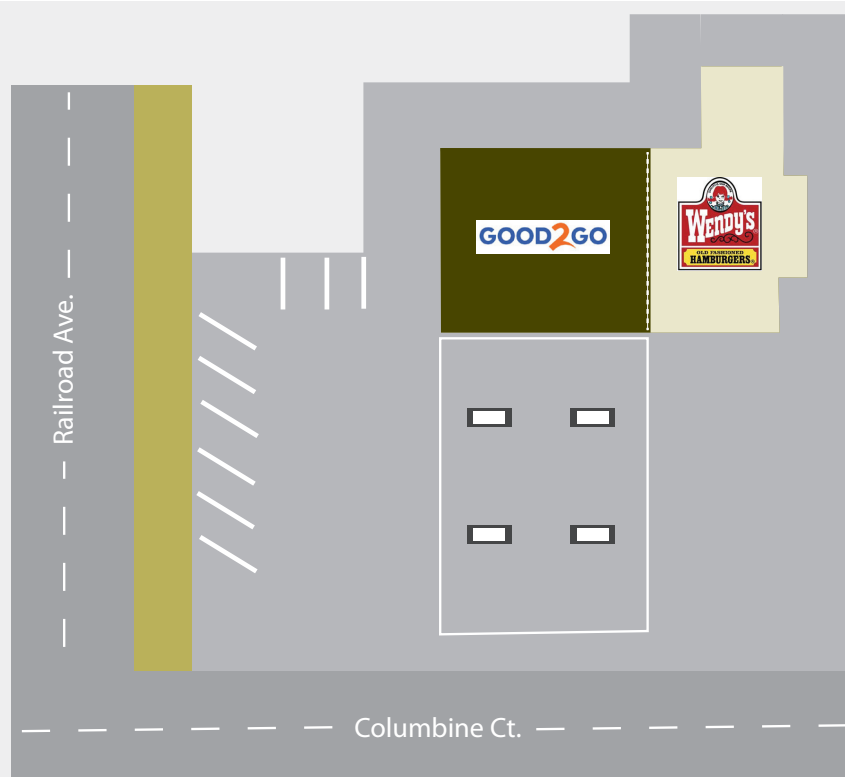


TANKS

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



Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com



Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com



Hayley Konowalchuk
(720) 974-2792 direct
(619) 742-5525 mobile
HKono@FullerRE.com

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 - Store to be delivered unbranded
Building: 2,592± SF
Lot: 0.50± Acres
YOC: 1994
MPDS: 4
Type: Gas Station
Notes: Inventory Sold Separately

PROPERTY SUMMARY

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 8-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
to Buyer**

Fuller Real Estate
(303) 534-4822

Offering Summary:

COUNTY:	Garfield
GLA (SF):	2,592 SF
LAND (AC):	0.50 Acre
OWNERSHIP TYPE:	Fee Simple
DELIVERED:	Unbranded



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

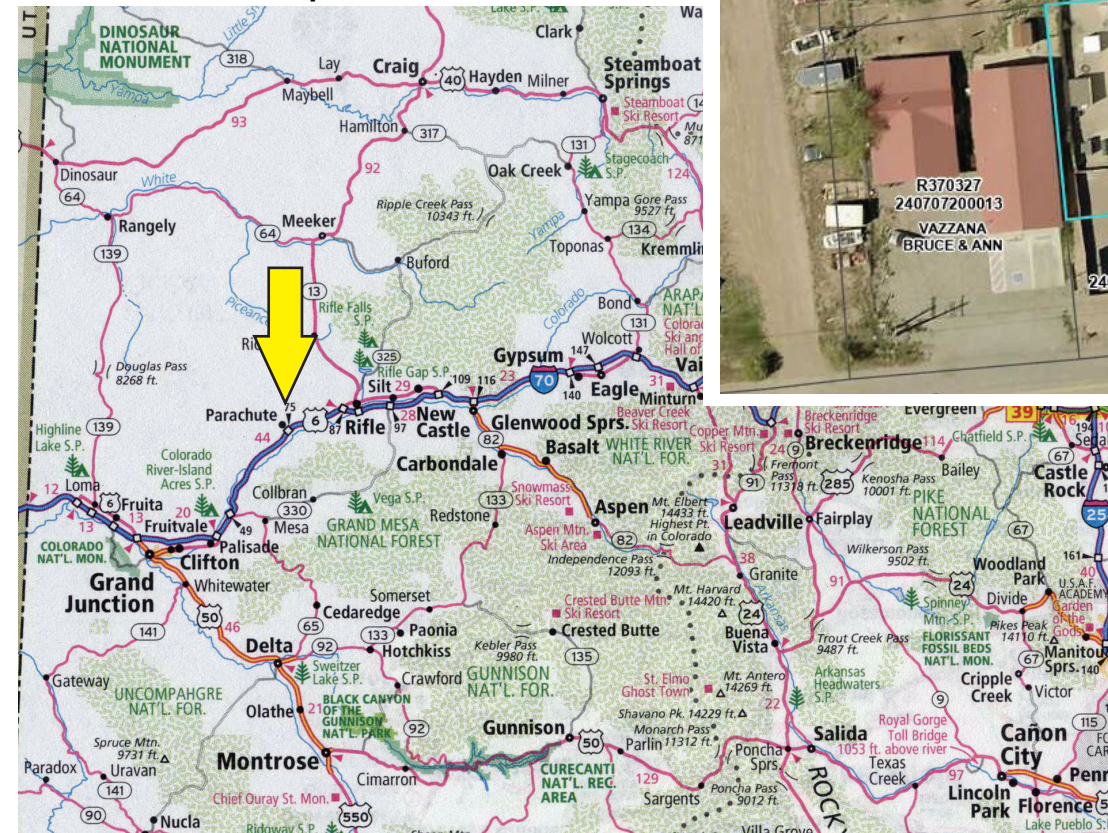
Financing Information:

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