

# 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



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# Gas Station & CS for Sale

201 Columbine Ct., Parachute, CO 80135



**For Sale: \$1,500,000**

**SALE INFORMATION**

**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 a gas station and convenience store.
- Convenience store to be delivered UNBRANDED.
- 8 Pumps
- Recently remodeled convenience store.
- Signage visible from I-70 off S. Railroad Ave.
- Wendy's restaurant is a separate property and not included in 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:	Shell / CS 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

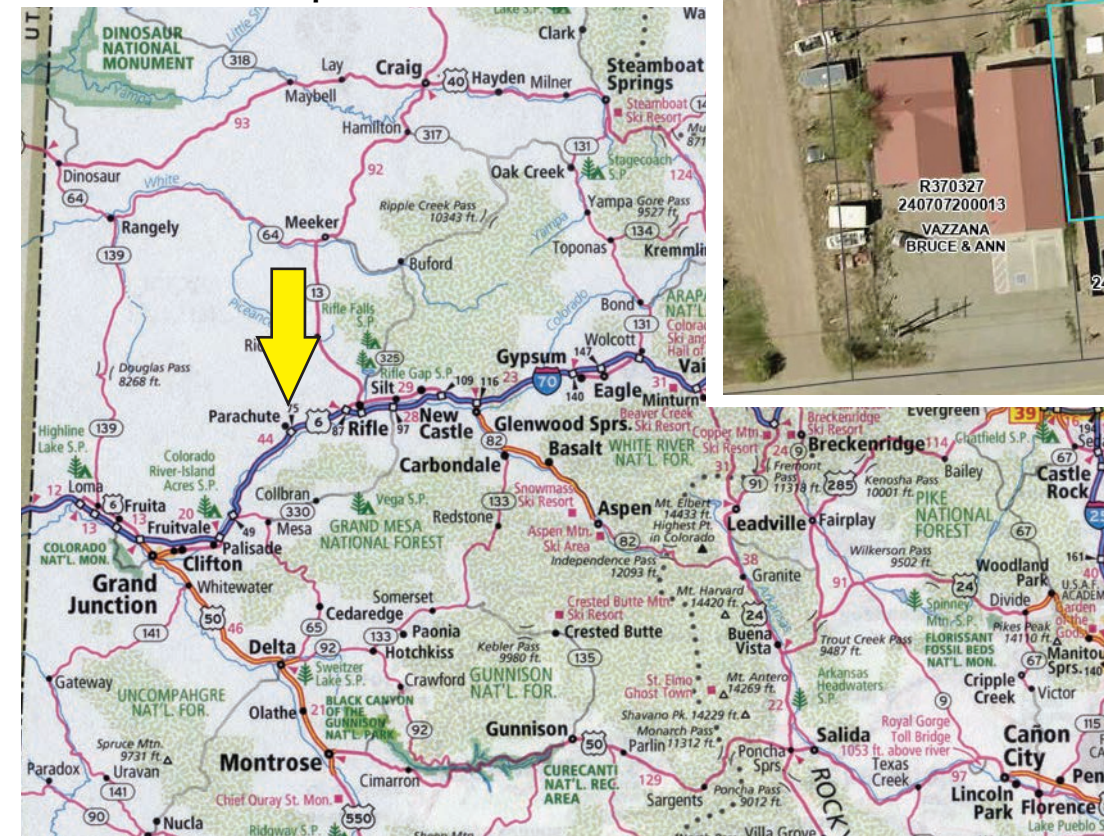
## Financing Information:

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