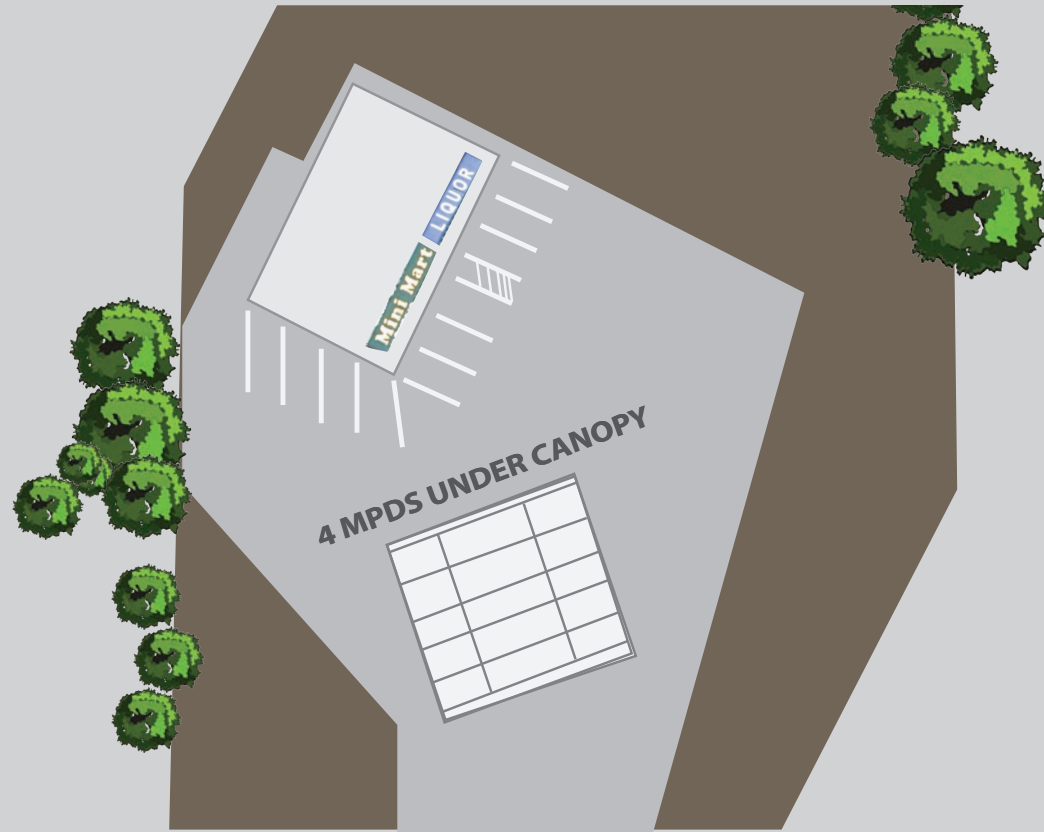


TANKS

OPS ID:
CO15386

LLD:
Electronic

MATERIAL:
Single Walled



TANK 1

Fuel Type: Diesel
Capacity: 12,000
Year Installed: 2001

TANK 2

Fuel Type: Regular RUL
Capacity: 12,000
Year Installed: 2001

TANK 3

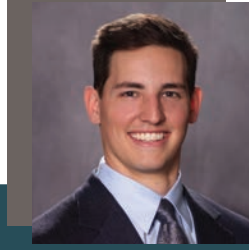
Fuel Type: Premium PUL
Capacity: 10,000
Year Installed: 2001

2023 Gallons

Unleaded	177,000
Premium	32,000
Diesel	36,000
TOTAL	245,000



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

Gas Station & CS For Sale

105 Forge Rd, Canon City, CO 81212

INVENTORY SOLD SEPARATELY
\$1,500,000



SALE INFORMATION:

Price:	\$1,500,000
Opportunity:	Owner/User
Branding:	Sinclair
Building :	2,400± SF
Lot:	1.31± Acres
YOC:	2001
MPDS:	4
Zoning:	C-1
Notes:	Inventory Sold Separately

Sinclair gas station and convenience store, with liquor sales and drive-thru window, is situated on 1.31 acres in beautiful Canon City, CO. This property has been family owned and operated for over 10yrs. It is a neighborhood store, located on the edge of town, with no competition nearby.

**BROKERAGE
DISCLOSURE**

FULLER REAL ESTATE
(303) 534-4822

Offering Summary:

COUNTY: Fremont

GLA (SF): 2,400 SF

LAND (AC): 1.31 Acre

OWNERSHIP TYPE: Fee Simple




Demographics:


TRAFFIC COUNTS:

 2,800 VPD

POPULATION:

 1 Mile: 1,356
3 Miles: 18,760
5 Miles: 30,251

MEDIAN INCOME:

 1 Mile: \$68,382
3 Miles: \$60,033
5 Miles: \$58,353

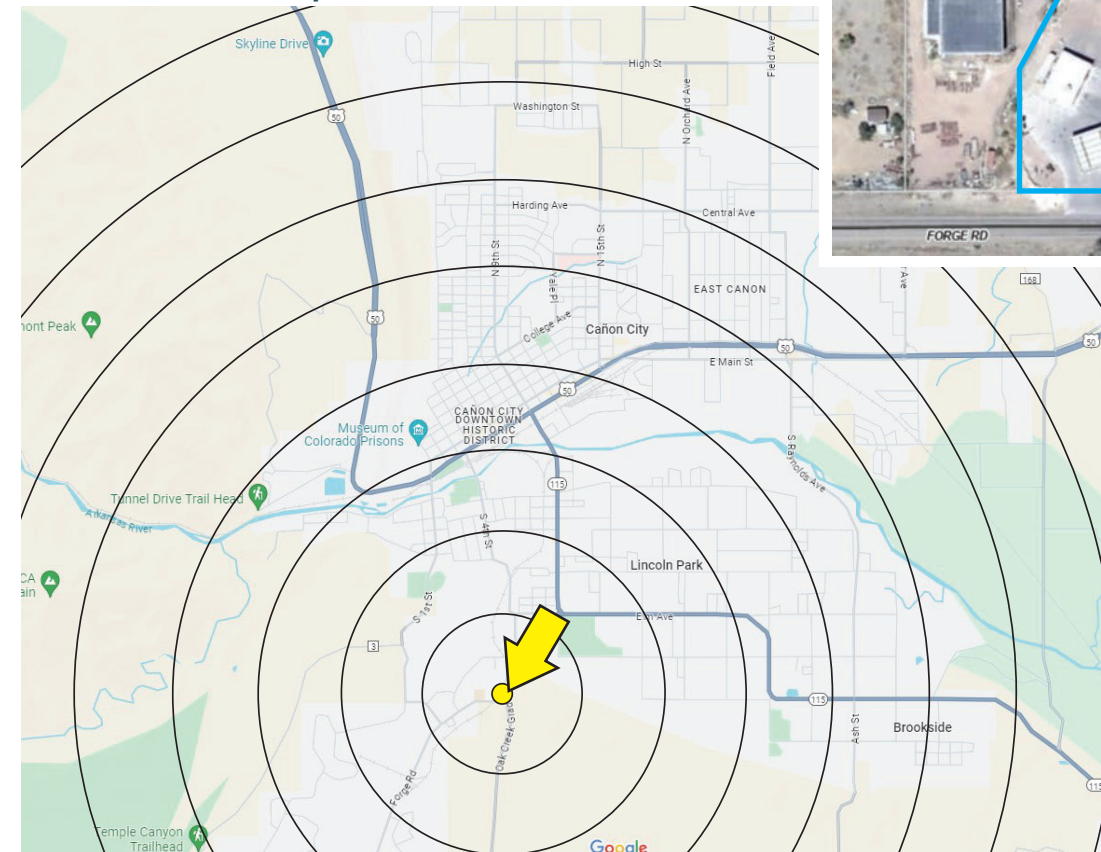
Financial Information:

Price: \$1,500,000
Price/SF: \$ 625.00

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%
6.70%	15	15	85.00%



Location Map



Parcel Map

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