

Gas Station / Convenience Store Opportunity

201 Columbine Ct., Parachute, CO 80135



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For Sale: \$1,000,000



BUILDING OVERVIEW

Building SF:	2,592± SF
Lot Size:	0.50± Acres
YOC:	1994
Taxes:	\$62,381.08 (2025)
City / County:	Parachute / Garfield
Assessor Parcel #:	240707204011
Price:	\$1,000,000

PROPERTY HIGHLIGHTS

- Previously operated as a fully functional 8-pump gas station with convenience store
- Property to be delivered unbranded with current fuel contracts and retail lease terminated
- Ideal for new operator, branding, and management
- Excellent for an owner/operator looking to run a gas station or convenience store: retail building could be repurposed for other compatible commercial uses subject to zoning/approvals
- Property is attached to a separate building which houses a Mexican Restaurant
- Tall illuminated monument signage ensures strong visibility from interstate 70 - capturing both local and highway traffic

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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TANK 1

Fuel Type: Regular RUL

Capacity: 12,000

Year Installed: 1994

TANK 2

Fuel Type: Premium PUL

Capacity: 12,000

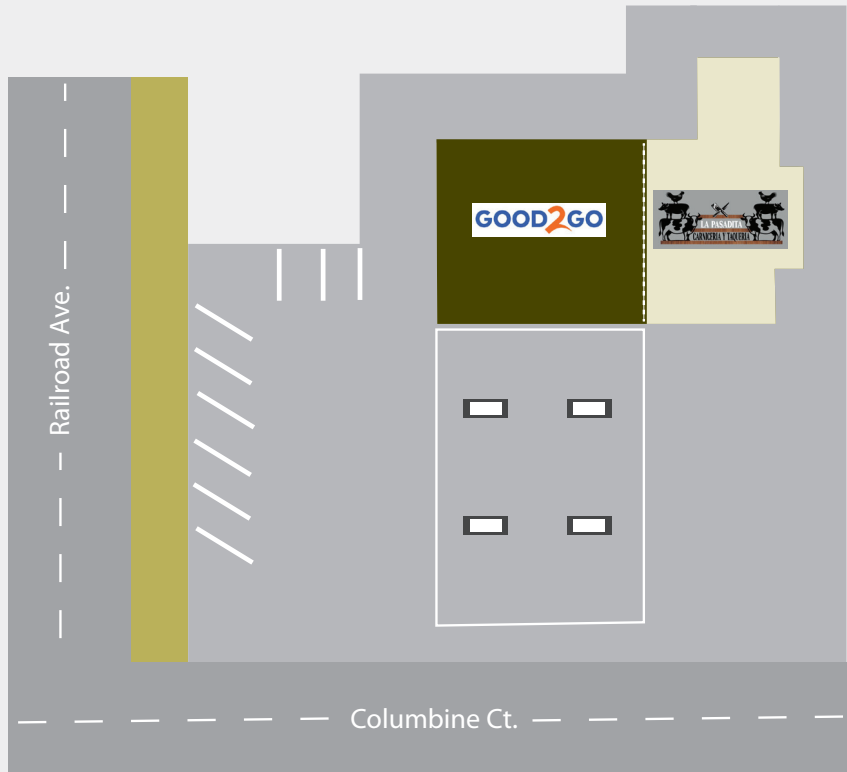
Year Installed: 1994

TANK 3

Fuel Type: Diesel

Capacity: 12,000

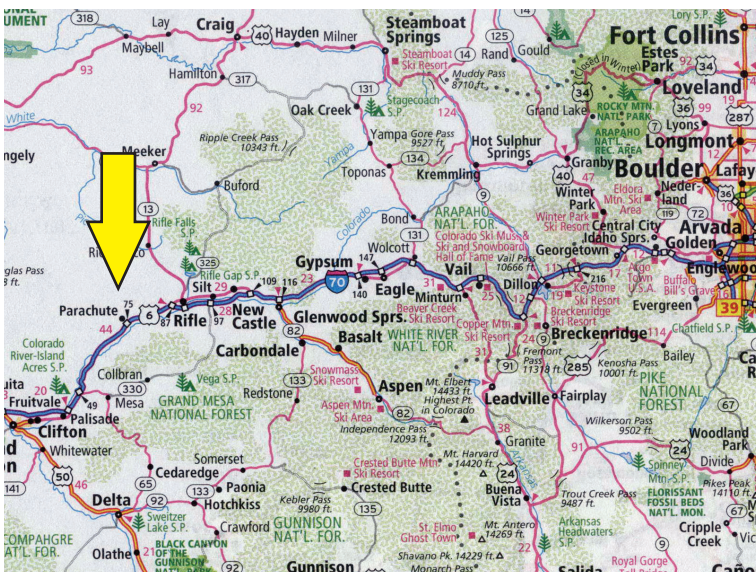
Year Installed: 1994



OPS ID:
CO5954

LLD:
Electronic

MATERIAL:
Single Walled
Fiberglass (FRP)



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.