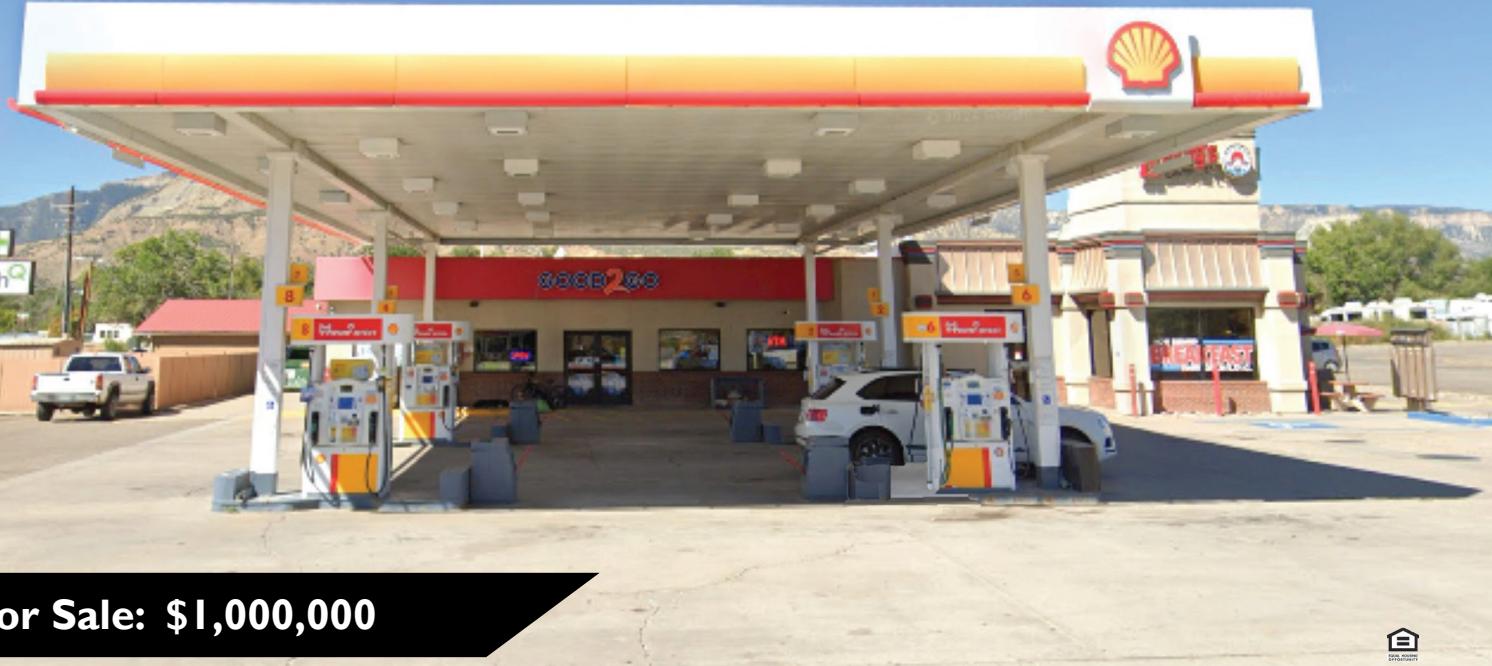


Gas Station / Convenience Store Opportunity

201 Columbine Ct., Parachute, CO 80135



www.FullerRE.com



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**

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

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

TANK 1

Fuel Type: Regular RUL

Capacity: 12,000

Year Installed: 1994

TANK 2

Fuel Type: Premium PUL

Capacity: 12,000

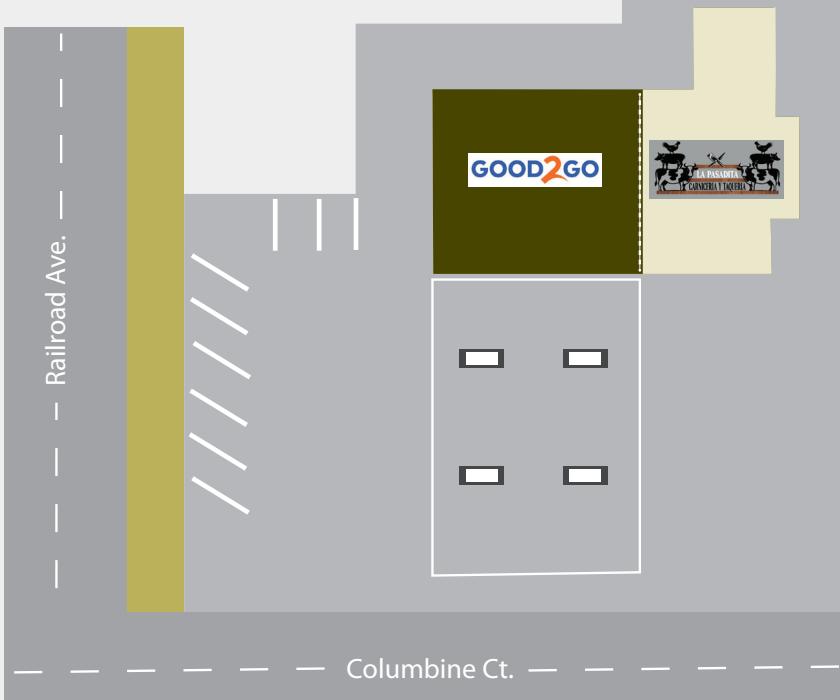
Year Installed: 1994

TANK 3

Fuel Type: Diesel

Capacity: 12,000

Year Installed: 1994



OPS ID:
CO5954

LLD:
Electronic

MATERIAL:
Single Walled
Fiberglass (FRP)

