

# Gas Station / Convenience Store Opportunity

201 Columbine Ct., Parachute, CO 80135



www.FullerRE.com



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



## BUILDING OVERVIEW

<b>Building SF:</b>	2,592± SF
<b>Lot Size:</b>	0.50± Acres
<b>YOC:</b>	1994
<b>Taxes:</b>	\$62,381.08 (2025)
<b>City / County:</b>	Parachute / Garfield
<b>Assessor Parcel #:</b>	240707204011
<b>Price:</b>	\$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**  
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**Brokerage Disclosure  
to Buyer**

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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

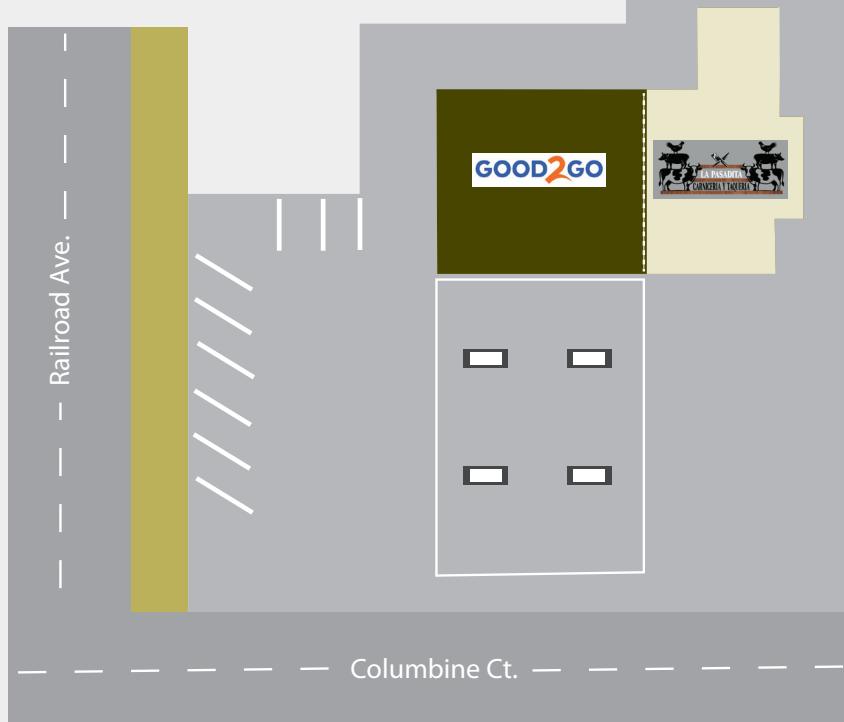
**Year Installed:** 1994

### TANK 3

**Fuel Type:** Diesel

**Capacity:** 12,000

**Year Installed:** 1994



**OPS ID:**  
CO5954

**LLD:**  
Electronic

**MATERIAL:**  
Single Walled  
Fiberglass (FRP)

