

AUTO SERVICE & REPAIR GARAGE FOR SALE

4236 S. Broadway, Englewood, CO 80113



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OVERVIEW:

Price:	\$805,000
Bldg. Size:	2,400± SF
Land Size:	6,250± SF
YOC:	1992
Zoning:	MU-B-2 (Click Englewood Logo at Bottom for Zoning) Collision Repair Excluded in Zoning
Drive-In Doors:	Five (2 front, 3 back) (10'x9') Two Drive-Thru Bays
Bays:	Five
Parking:	Six spaces
Clear Height:	12'

A 2,400 SF auto service and repair garage sits on 6,250 SF of land. Excellent condition with good visibility and signage on S. Broadway. The site offers approx. 50' of frontage. New roof installed approx. 5 years ago. Parking lot and structure are in excellent condition.

INVESTMENT HIGHLIGHTS:

Proposed Sale / Leaseback Terms

Seller agrees to leaseback for one year at the time of closing. Landlord is responsible for taxes, building insurance, structure, and roof.

Annualized Income and Expenses

Proposed Gross Rent:	\$54,000
Expenses:	
Taxes (2020):	\$11,011
Est. Property Insurance:	\$ 3,000
Total Expenses:	\$14,011
Net Income:	\$39,989
Cap Rate:	4.97%

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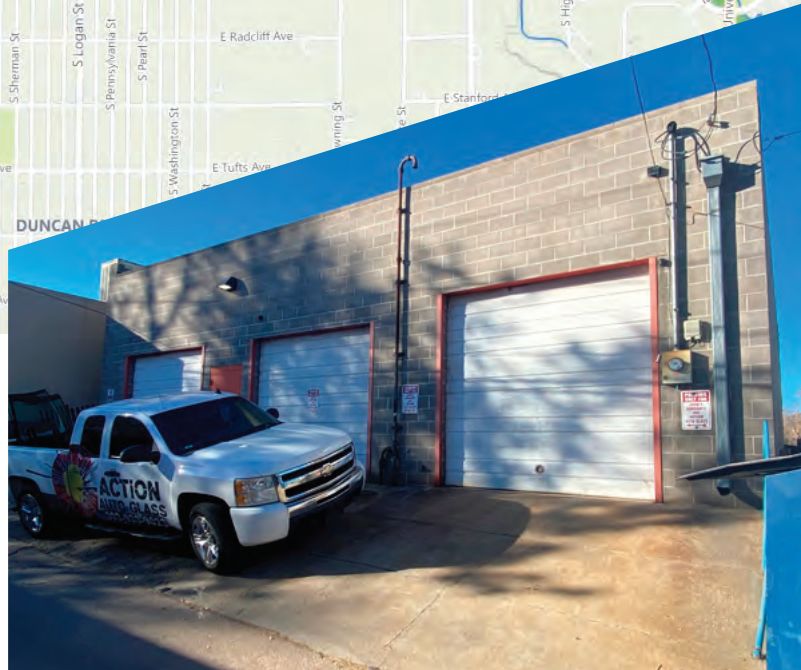
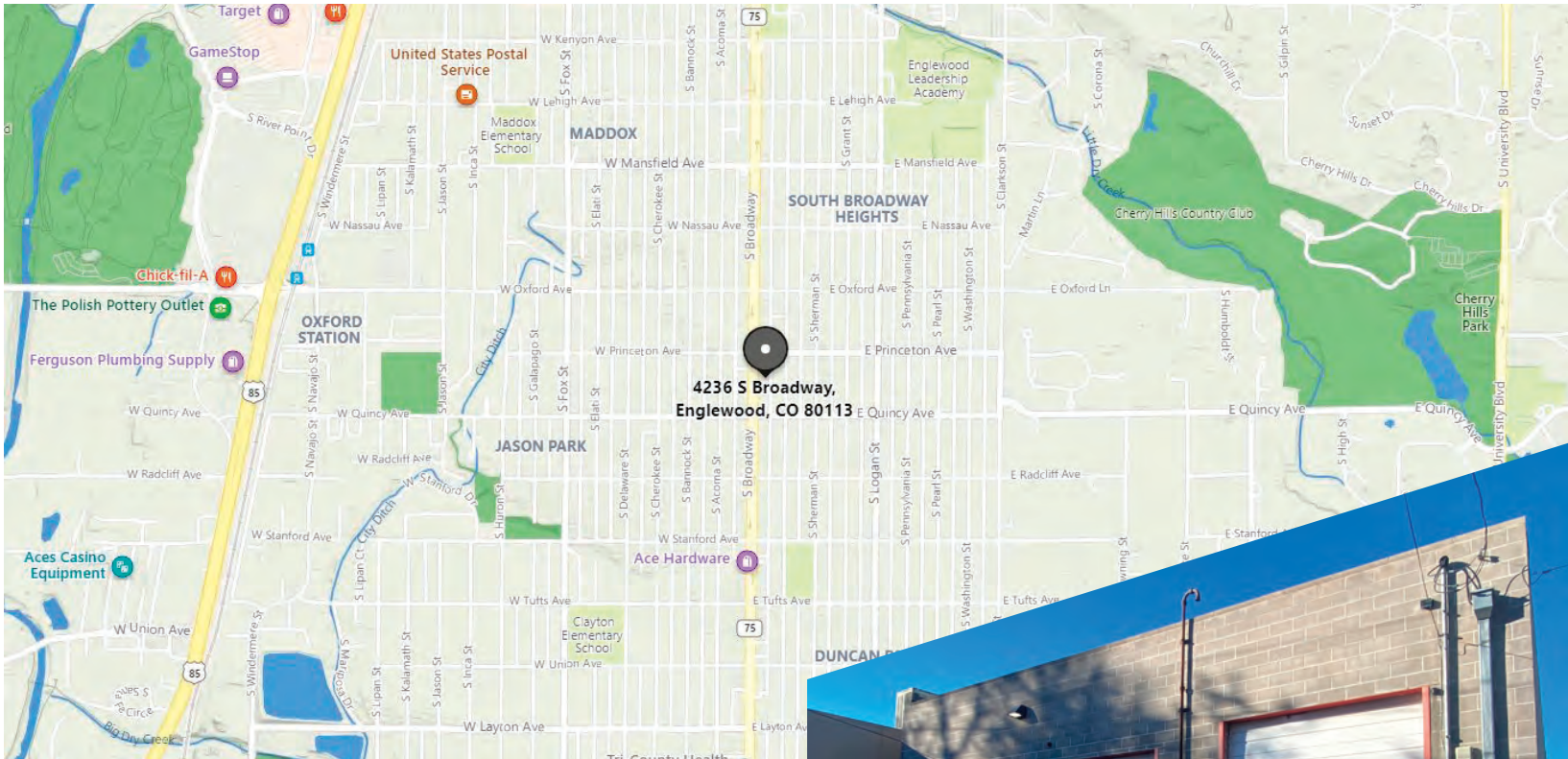
For Zoning Info, Click:



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	15,695	109,279	343,688
Households	6,946	46,606	144,962
Median HH Income	\$66,549	\$70,263	\$82,780
Median Age	39.70	36.80	37.50
Traffic	39,241 VPD @ S. Broadway at E. Quincy Ave.		