

**Tayshen Automotive**  
**105 Eaton Avenue, Delta, Colorado**



### **Full Service, Automotive Repair Shop - Business with Real Estate for Sale**

- Current female ownership in business since 2007
- 2 highly skilled, professional technicians who have been employees for 12 and 4 years and 1 Apprentice with tremendous work ethic and potential.
- Outstanding Service Manager with over 30 Years Experience
- Digital Inspections, paperless company, and tablets for each Technician. Specialists in domestic, Asian, European & Diesel. Programming capability for Ford, GM, Chrysler, BMW, Mini, VW & Audi.
- Aggressive Marketing Campaign
- August, 2023 highest grossing month ever at \$125,000!
- Extensive Equipment and Small Tools List, Estimated Value \$161,000, Included in Price
- 7 Lift Bays, Heated with Clean Burn used Oil Burner
- Tremendous Customer Reviews! *“Knowledgeable and professional. My family has trusted this place for years.” Sterling R.* See more verified customer reviews at [www.tayshenautomotive.com](http://www.tayshenautomotive.com)
- Go to the Video link for a Tour: <https://youtu.be/510FWLOIBjk>

**PRICED TO SELL AT \$1,250,000**

**Includes Real Estate, Business and FF&E**

**Owner is an active Colorado Real Estate Licensee and an employee of Grand Mesa Real Estate Services**

Owner / Licensee:  
Jami Taylor, Broker Associate  
970-787-8887



Lucinda Stanley, CCIM, Broker/  
Owner 970-201-2152  
Lucinda@GrandMesaCRE.com

*Information provided is deemed reliable but not guaranteed by the Brokers.  
It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.*

**105 EATON AVE., DELTA, COLORADO 81416**  
**BUILDING & BUSINESS SUMMARY**

- Included in price: Business, Furniture, Fixtures & Equipment , Tools plus the Real Estate
- Building SF: 8,190 MOL - on .37 +- Acre, Built in 1946
- Zoning: Zoned Business (B-2), in the Opportunity Zone area
- Property Taxes: \$5,634.00 / 2022 APN #345724120001
- Employees: 5 Full Time (Includes 1 Owner)
- Gross Sales: \$1,010,169 (2022)
- Technology: New 2022 Hunter Elite Alignment Rack with 14,000 lb Scissor Lift; Mitchell 1, Bolt-On & CRM, Identifix, IATN, 2023 QuickBooks Pro, Hardware & Software to program Chrysler, Ford, GM, Mini, BMW, VW & Audi; Tablets (paperless) and more
- Facilities: 7 lifts in shop of 5,040 sq.ft. +- with 2 - New 10 ft roll up doors, waiting room of 1,655 Sq.Ft. MOL, offices and storage 1,350 sq.ft. +-. Situated on a large lot which is an entire block with on and off street parking.
- Improvements: Includes updated electrical for most of building; new Armstrong high efficiency furnace; Clean Burn waste oil heater new in 2022 with oil storage tanks inside. Masonry stained, repaired and tuck pointed; New Garage Doors, Shop interior walls repainted and more.
- Utilities: Water & Sewer 1 tap City of Delta; Electric 1 meter City of Delta—3 phase w/ new 400 amp service w/ 72 circuit panel box and more; Gas Black Hills Energy 1 meter; Internet: - Elevate
- Support & Training: Ample training, 2 plus weeks as needed for both bookkeeping and for the shop area.

300 Stafford Lane, Suite 30212  
Delta, Colorado 81416  
[www.GrandMesaRES.com](http://www.GrandMesaRES.com)

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## TAYSHEN AUTOMOTIVE

This high end/state of the art, full service automotive shop is the envy of all competitors! Extremely successful, with dedicated, well trained staff, woman owned, it classifies as the poster child for a well run, profitable businesses!

- Paperless Transactions and Digital Inspections
- Specialist in Domestic, Asian, European and Diesel
- AAA Approved Repair Facility and ASE Blue Seal Facility (only one in Delta County)
- SOP, P & P and Employee Handbooks
- All Technicians Certified with Annual C.E. Training
- Experienced Staff, Includes:
  - ◇ Service Manager with over 30 years experience working for several large dealerships, Veteran
  - ◇ Heavy Line Technician with over 12 years at Tayshen
  - ◇ Diagnostic, European, Diesel & Programming Specialist with over 4 years at Tayshen
  - ◇ Automotive College Graduate Apprentice
  - ◇ Owner handles the aggressive marketing campaign and company books. Ample training will be provided
- Great downtown location
- Remodeled with- 7 Lifts, large work shop
- Large, comfortable waiting room with customer restroom, large screen TV and WiFi
- Extensive FF&E Included, valued at \$161,000, detailed list available
- Strong Community Involvement
- Aggressive Marketing Program
- More than tripled their gross sales since purchased in 2007
- Detailed books and accounts
- Client base around 4,000 with over 1,250 email recipients of their newsletter and promotions
- Strong and consistent gross sales and discretionary earnings

Business hasn't reached it's maximum potential yet, room to grow! 4 years recast financials available for qualified buyers. Call for details.

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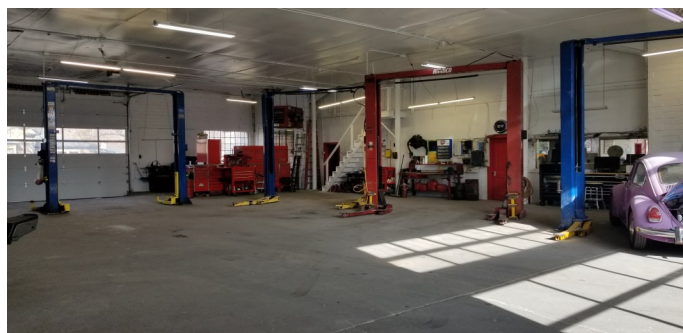
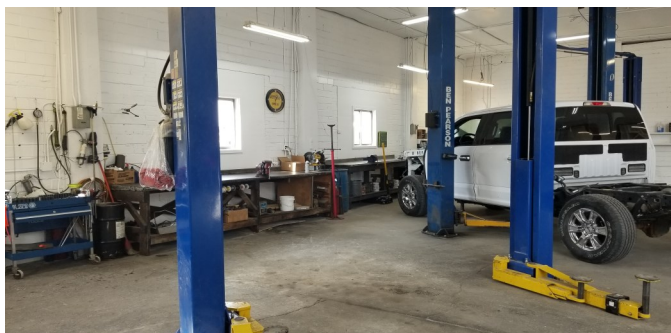


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**GRAND MESA**  
**REAL ESTATE SERVICES**  
Commercial . Residential . Management

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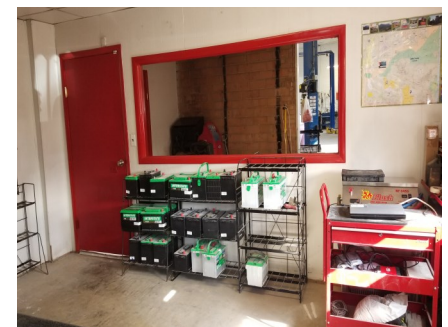
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# GRAND MESA

## REAL ESTATE SERVICES

Commercial • Residential  
• Management



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# Delta, Colorado

Elevation 4,953 ft. | Population 9,224 (2021)

## History:

The City of Delta, the namesake and seat of Delta County, was originally set up as a trading post for Ute Indians and the new settlers from the east. Delta is situated where the Uncompahgre and Gunnison Rivers come together.

## What to Do:

Historical attractions include Ft. Uncompahgre, a reconstruction of the original trading post used by traders, trappers and Native Americans, the Delta County Historical Museum, and Delta's murals. Four high adventure and outdoor enthusiasts, hike the designated Dominguez/Escalante National Wilderness Areas and the Grand Mesa, or in the winter, there is snowshoeing, cross country skiing, downhill skiing, ice fishing, sky diving, golf, mountain biking, disc golf, and so much more!



[www.DeltaCountyColorado.com](http://www.DeltaCountyColorado.com)

## The Grand Mesa

*(as posted in the Cedaredge Chamber Website)*

Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles.

One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents its own individual beauty and activities for the true nature lover.



Open from early June through late September, depending on the snowfall, the Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which created this incredible mountain over the last several hundred million years.

*For more information on the Grand Mesa, go to <https://www.colorado.com/byways/grand-mesa>*

# GRAND MESA

## REAL ESTATE SERVICES



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