

GRAND MESA
REAL ESTATE SERVICES

FOR SALE



GRAND JUNCTION, CO

ALL SEASONS RENTAL

PROFITABLE BUSINESS OPPORTUNITY

MLS #825387



\$2,450,000 | BUSINESS AND REAL ESTATE

RENTAL BUSINESS WITH PRIME EXPOSURE AND PROVEN PERFORMANCE.

All Seasons Rental is a locally owned equipment rental, sales, and service leader, consistently over \$1.3 Million in annual revenue and nearly 50 years of trusted operation. With high visibility at 2956 I-70 Business Loop, a loyal customer base, and a stellar 4★+ rating from more than 80 reviewers, they're not just profitable they're a community staple.

Lucinda Stanley, CCIM
Managing Broker

Trent Buchanan
Associate Broker

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www.grandmesares.com

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Delta, Colorado 81416

Call for more information today! (970) 512-3000

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Delta, CO 81416



WWW.GRANDMESARES.COM

970-512-3000

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.

KEY FEATURES:

- **Three separate parcels** totaling 1.6 acres, zoned C-2 (General Commercial)
- **Main building: 5,955 SF** (heated), built in 1960, includes two full-service bays
- **Three-sided utility building:** 3,864 SF (unheated)
- **Storage sheds:** One 480 SF shed and two 120 SF utility sheds
- **Fully fenced yard** with enhanced security features throughout
- **Ample parking for trucks, trailers, and large equipment**—excellent ingress/egress
- **Gross sales exceeding \$1.3 million** annually for the past two years
- **Average Seller's Discretionary Earnings (SDE): \$334,486**
- **Estimated 13.94% ROI** for a cash buyer
- **Estimated \$250,000 in inventory** included in the sale
- **Truck fleet valued at \$75,000+** included
- **Over \$600,000 in owned FF&E**
- **High-visibility location** with strong daily traffic and established customer base
- **Decades-long reputation** for reliable service, sales, and rentals
- **Turnkey opportunity** with growth potential and optional SBA/conventional financing

Unlock the opportunity to own one of Grand Junction's most established and profitable equipment rental businesses. Sitting on 1.6 acres with prime C-2 commercial zoning and unbeatable visibility, this fully operational, turnkey business includes a 5,955 SF heated main building with service bays, multiple utility structures, and a fully secured yard designed for heavy equipment and truck traffic. This is a rare chance to acquire a high-performing business with strong cash flow, loyal customer base, and serious upside potential.



Price and terms may change without notice.