

CAR WASH FOR SALE



1122 S. Highway 24, Leadville, CO 80461



OFFERING SUMMARY

SALE PRICE:	\$575,000
LOT SIZE:	28,525 SF
YEAR BUILT:	2003
BUILDING SIZE:	2,228 SF
ZONING:	C1
PRICE / SF:	\$258.08

PROPERTY OVERVIEW

Great Car Wash for Sale in Leadville. This car wash was built in 2003 and it sits directly off of HWY 24 on the South side of Leadville. It is one of the first retail establishments tourists see and cross while traveling in from Buena Vista. This car wash has been run meticulously for years resulting in rapidly increasing sales year after year.

An investor can reap the benefits of this successful established business or take the countless potential new growth opportunities. This car wash is for sale at \$575,000!

PROPERTY HIGHLIGHTS

- 3 Bays, including 1 Automatic Bay
- 4 Vacuums
- Vending Machines with Credit Card Processing
- Sale Includes Separate 200 SF Shed with Electricity and Heating
- Security Cameras

HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

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The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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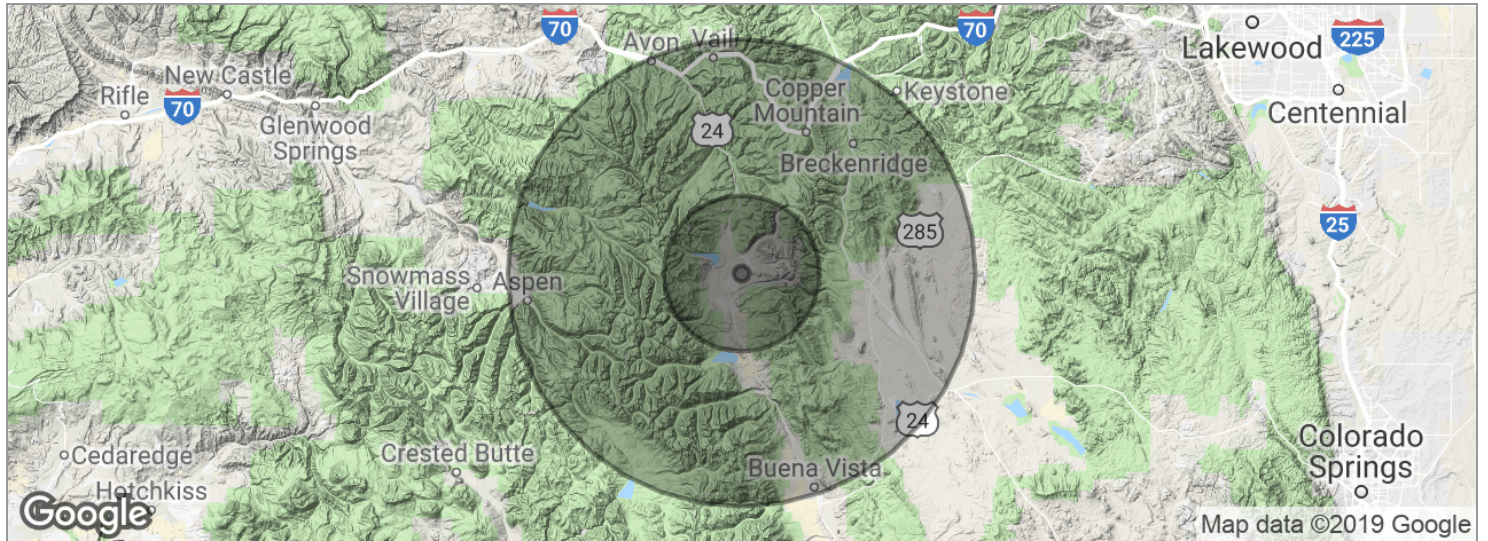
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	18	1,976	46,085
Median age	30.9	31.1	37.8
Median age (male)	31.6	31.7	36.9
Median age (Female)	27.1	27.8	39.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	5	603	18,087
# of persons per HH	3.6	3.3	2.5
Average HH income	\$50,357	\$48,051	\$88,484
Average house value	\$173,324	\$165,638	\$464,304

* Demographic data derived from 2010 US Census

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