

# ACORN FUEL STOP

925 Main Street | Walsenburg, Colorado | 81089



## FOR SALE

Purchase Price: \$225,000

(Includes Real Estate | Inventory Sold Separately)

## PROPERTY FEATURES

**BUILDING:** 6,160 SF

**LAND:** 0.323 Acre (14,080 SF)

**PARKING STALLS:** Ample Undesignated

**BRANDING:** Acorn Petroleum

**TAXES:** \$3,193 (2015)

**SIGNAGE:** Monument

**ACCESS:** Full Radius Turn

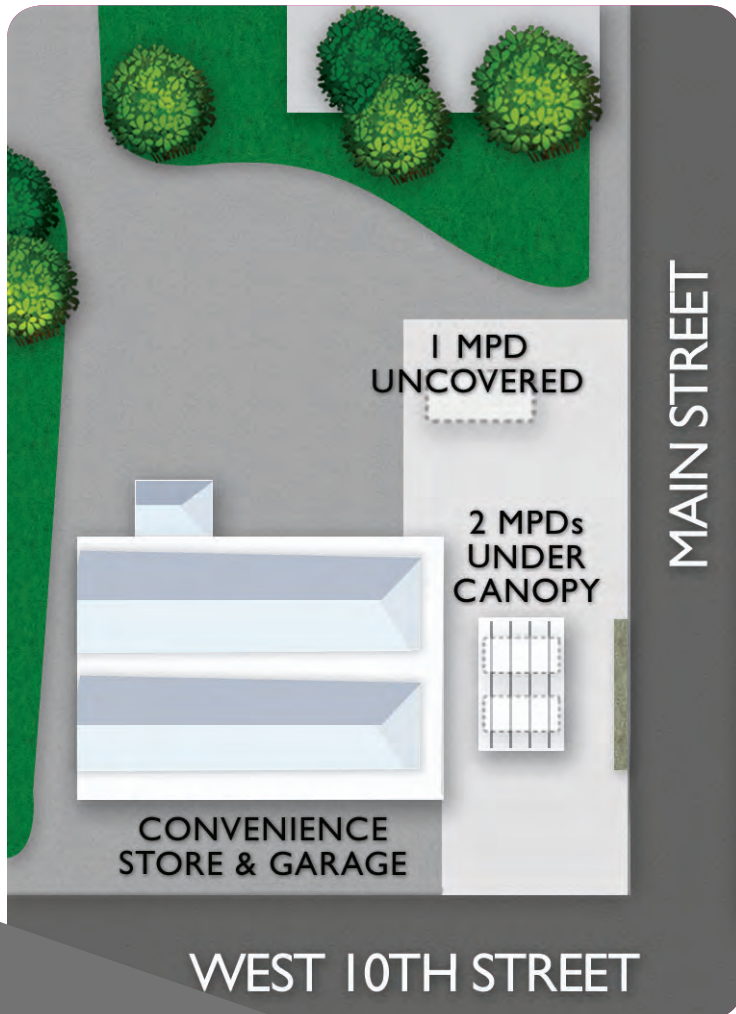
**CLOSEST CROSS STREETS:** Main Street & West 10th Street



# PROPERTY DESCRIPTION

Located one mile west of I-25 on Main Street in Walsenburg, the Acron Fuel Stop serves visitors to and residents of the most populous city in Huerfano County. Acorn Fuel Stop's ideal location on the hard corner of Main Street and 10th Street provides excellent visibility and convenient access. This property has great potential as it consists of both a convenience store and large, finished garage space.

*\*Please Note: All questions and showing requests must be directed to BRC Real Estate. Please do not approach Acorn Fuel Stop employees with questions regarding the sale of this asset.*



## BUILDING INFORMATION

**BUILDINGS:** 6,160 SF

**CONVENIENCE STORE:** 975 SF

**FINISHED GARAGE:** 5,185 SF

**LAND:** 0.323 Acre (14,080 SF)

**PARCEL ID:** 16902

**EPOS CI:** Upgrade Complete

*Please Note: Building square footage and land acreage information courtesy of the Huerfano County Assesor. Potential Buyers are responsible for confirming these figures are accurate. BRC Real Estate assumes no liability whatsoever for the inaccuracy, use or misuse of any information contained herein.*

**OPS ID:** 5801

## UST

**MATERIAL:** Cathodically Protected Steel, Flexible Plastic

**LLD:** N/A

Tank 1	Tank 2
<b>CAPACITY:</b> 9,025 Gallons <b>YEAR INSTALLED:</b> 1978	<b>CAPACITY:</b> 5,180 Gallons <b>YEAR INSTALLED:</b> 1978
Tank 3	Tank 4
<b>CAPACITY:</b> 2,500 Gallons <b>YEAR INSTALLED:</b> 1978	<b>CAPACITY:</b> 2,500 Gallons <b>YEAR INSTALLED:</b> 1978

## MPD INFORMATION

**TOTAL:** 3 (2 Under Canopy, 1 Uncovered)

**PRODUCTS:** 4 (Unleaded, Mid-Grade, Premium, Diesel)





## TRAFFIC COUNTS

Street	Cross Street	VPD
Main Street	West 10th Street	5,929

*\*CoStar Estimates*

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,859	3,037	3,086
Households	1,318	1,397	1,420
Average Household Income	\$36,470	\$36,300	\$36,338
Average Age	44.5	44.5	44.5

*\*CoStar 2015 Estimates*



# LOCATION HIGHLIGHTS



**WALSENBURG** is the most populous city in Huerfano County and is located on the west side of I-25 between Pueblo, Colorado and the New Mexico border. Walsenburg is home to the State of Colorado's first park, Lanthrop State Park, which encompasses over 1,600 acres and provides residents and visitors with opportunities for fishing, boating, hiking and camping. The Spanish Peaks Regional Health Center located just west of town is a Level IV Trauma Center, veteran retirement home and community hospital. Visitors travel through Walsenburg on their way to the Sangre de Cristos and other San Luis Valley attractions.



Dan Clayton  
303.541.1591  
dan.clayton@brcrealestate.com

Mike Bright  
303.541.1570  
mike@brcrealestate.com

Jason Keith  
303.718.9249  
jason.keith@brcrealestate.com