

tbg service company

1042 DENVER AVENUE | FT LUPTON, CO

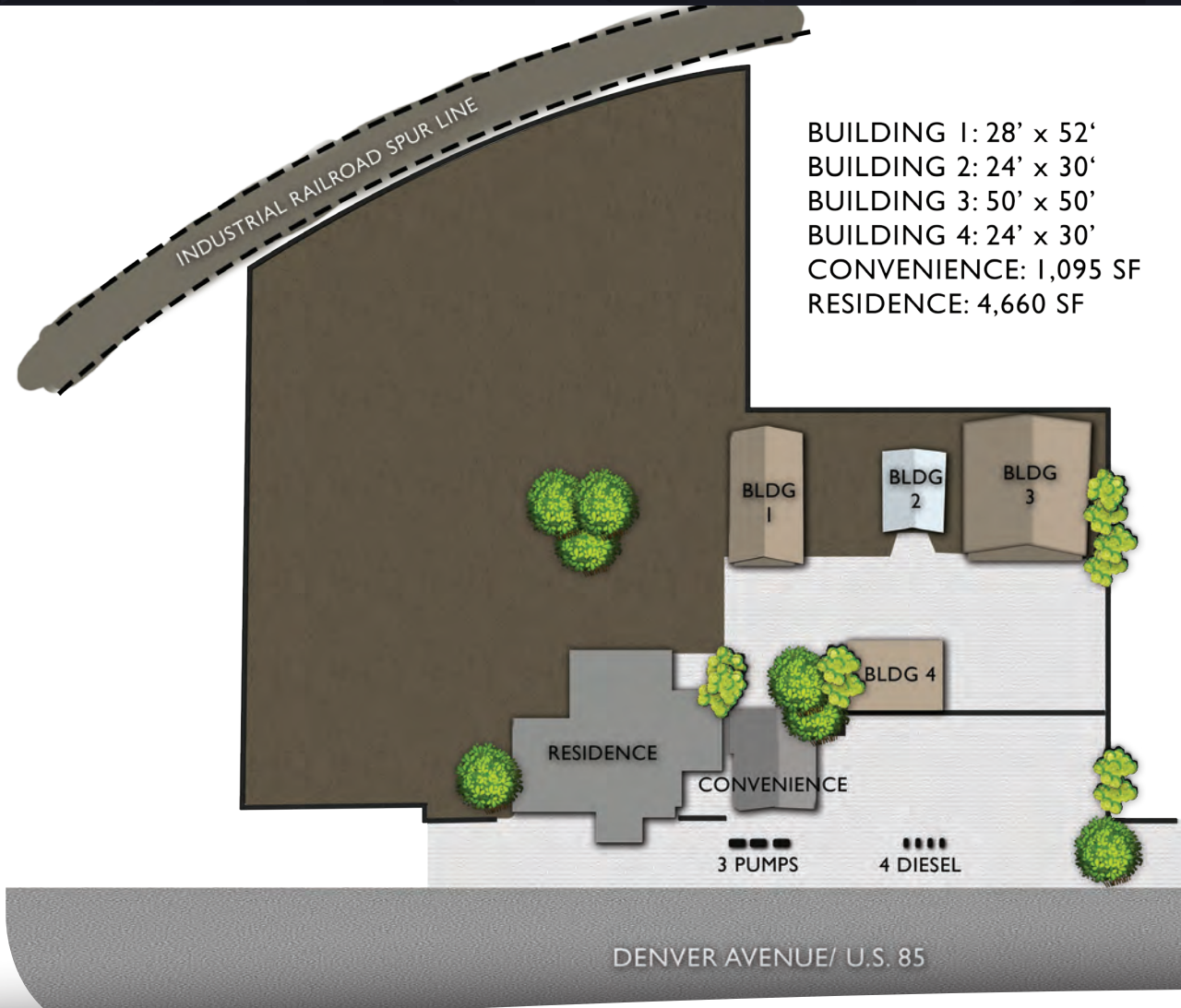


property portfolio:

- GAS STATION/CONVENIENCE STORE
- RESIDENCE (5 Bedroom)
- 4 STORAGE FACILITIES (Perfect for leasing out to a mechanic/industrial/flex user).
- This location also sells propane, bottled gasses, kerosene, red/farm diesel, 87 Clear Unleaded with no Ethanol, and provides recycling services.
- Residence & gas station powered by wind energy.
- LOT SIZE: 1.83 Acres
- NOTES: Sale price includes the real estate, improvements, equipment and goodwill. It does not include inventory.

FOR SALE: \$850,000

property features



underground storage tanks

Material: Cathodically Protected Steel
OPS ID: OIS - 4940

tank 1 (UST)

Capacity: 6,000 Gallons | Product: Unleaded Regular

tank 2 (UST)

Capacity: 2,000 Gallons | Product: Unleaded Premium

tank 3 (UST)

Capacity: 10,000 Gallons
Diesel/Diesel (Multi-Compartment)**

tank 4 (Above Ground)

Capacity: 500 Gallons | Product: LPG

tank 5 (Above Ground)

Capacity: 500 Gallons | Product: Kerosene
(Does not have to be registered With OPS)

zoning

City: Fort Lupton

Zoning Designation: C-1: General Commercial

Zoning Description*: The intent of the C-1 neighborhood commercial zone is to provide centers for convenience shopping in residential neighborhoods, planned and controlled to the extent that any such center will perform a vital service to the neighborhood in which it is located.

* Please note: Zoning information courtesy of the city of Fort Lupton, Colorado. Although every effort is made to ensure the accuracy of the information contained herein, please confirm acceptability and contingencies of intended use(s) with the city of Fort Lupton. BRC Real Estate cannot be responsible for consequences resulting from any omissions or errors contained herein and BRC Real Estate assumes no liability whatsoever associated with the use or misuse of this information.

** Two compartments in the diesel tank, contain #2 diesel & farm diesel. They also add their own additive in the winter to prevent the diesel from gelling.

residence



quick facts:

Square Feet: 4,660 SF

Year Built: 1927

Remodeled 2009

Bedrooms: 5

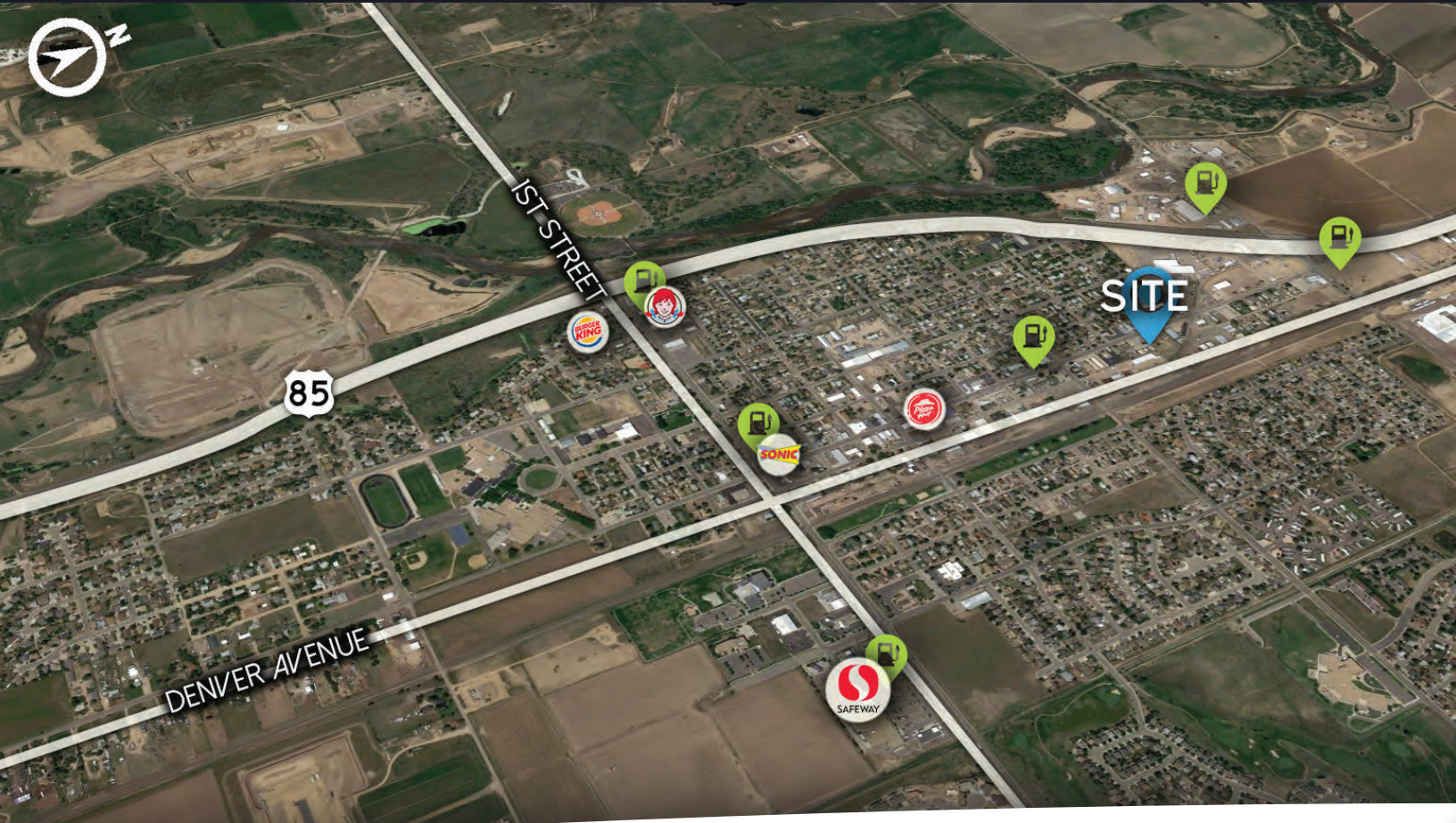
Bathrooms: 3.5

Parking: 3 Car Garage

Notes: Newer roof, floors,
windows, central air/heat.
Powered by Wind Energy.



location highlights



7374 S Alton Way #201
Centennial, CO 80112

303.495.2212
www.brcrealestate.com

Mike Bright
303.541.1570
mike@brcrealestate.com

Jason Keith
303.718.9249
jason.keith@brcrealestate.com

Dan Clayton
303.541.1591
dan.clayton@brcrealestate.com

demographics

	1 Mile	3 Miles	5 Miles
Population	6,869	10,214	13,068
Households	2,228	3,351	4,294
Average Household Income	\$64,080	\$72,115	\$76,148
Average Age	34.2	35.3	35.9

costar, 2017

traffic counts

Street	Cross Street	VPD
Denver Ave (Hwy 85 Business)	6th Street	7,200
US Highway 85	Denver Ave (Hwy 85 Business)	18,705

costar, 2016, 2010