# FOR SALE – **CAR WASH + BILLBOARD INCOME**CORNER OF PIKES PEAK & N. PARKSIDE DRIVE

### 2430 E. PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80915



#### **PROPERTY HIGHLIGHTS**

- 10-year Lamar Billboard lease with income in-place through 2023 and high probability of renewal.
- Additional Coffee Kiosk income in-place through June 2022.
- Total annual passive income of over \$18,000.
- 2018 average monthly sales over \$2,800.
- Excellent central location next to UC Health Memorial Administration Center



- > Asking Price: \$430,000
- > High visibility corner
- Zoning: C6 General Business
- > Lot: 22,490 square feet (0.52 acre)
- ► 6 Wash Bays
- In-place Income from Lamar billboard sign and coffee kiosk



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100. Colorado Springs, CO 80903

### **Rob Rolley**

Cell: 719.235.7499 CowboyCommercial@gmail.com

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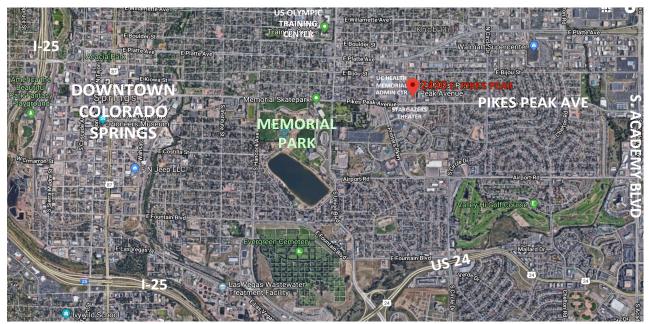














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