

georgetown exxon

1502 ARGENTINE STREET | GEORGETOWN, CO



for sale

CONTACT BROKER FOR PRICING *

Located immediately off the 15th Street exit of I-70 in Georgetown, this Station and Subway restaurant serve residents, visitors and abundant Summit County ski traffic. Easy access and exceptional visibility make this station a popular stop for those in need of fuel or food on their way through town or after a day of hiking Mount Bierstadt or participating in any of the many exciting outdoor activities Georgetown has to offer.

property features

Building: †2,490 SF

Land: †0.523 Acre (22,781 SF)

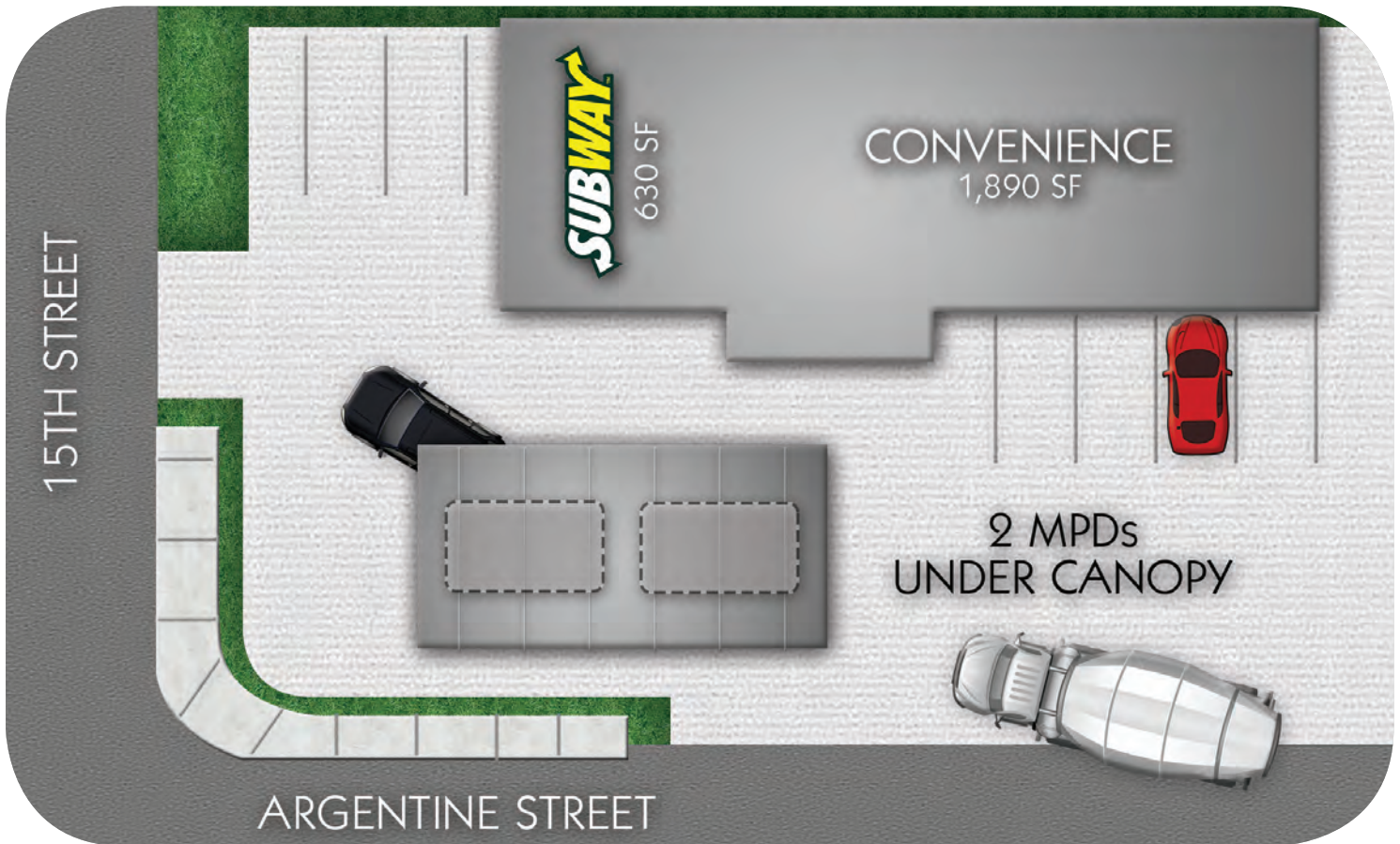
Parking Stalls: 10+ Addtl. Undesignated

Signage: Building, Canopy & Monument

**Does not include inventory*

† Building square footage and land acreage information courtesy of the Clear Creek County Assessor. 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.

property description



ops id: 2280

underground storage tanks

Total Storage Tanks: 3

Material: Composite (Steel/Fiberglass Reinforced Plastic)

LLD: Electronic

building information:

CONVENIENCE STORE

SF: 1,860 SF

Year Built: 1985

SUBWAY RESTAURANT

SF: 630 SF

Year Built: 1985

tank 1

Capacity: 12,000 Gallons

Year Installed: 2001

tank 2

Capacity: 12,000 Gallons

Year Installed: 2001

tank 3

Capacity: 20,000 Gallons

Year Installed: 2001

mpd information

MPDs: 2

Products: 4 (Unleaded, Mid-Grade, Premium, Diesel)



Located at the base of picturesque Guanella Pass and along heavily-trafficked I-70 between Idaho Springs and Summit County, Georgetown's history dates back to the mid-1800's when it got its start as a small mining town. Today, Georgetown's convenient accessibility helps the town welcome plenty of visitors to its unique shops, restaurants and outdoor attractions. The Georgetown Loop Historic Railroad, Hamill House, Hotel de Paris, incredible camping and annual music and arts festivals are just a handful of things that keep visitors coming back to this quaint mountain town located less than an hour west of Downtown Denver.

zoning

County: Clear Creek County

Parcel ID: 1959-083-02-203

Governing Authority: Town of Georgetown

Zoning Designation: Gateway Commercial District

Zoning Description: It is the intent of the Gateway District to facilitate business and commercial uses primarily oriented toward vehicular traffic & the traveling public.

** Please note: Zoning information courtesy of Chapter 17.16.047 of the Territorial Charter and Municiple Code of the Town of Georgetown, 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 town of Georgetown. 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.*

location highlights



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demographics

	1 Mile	3 Miles	5 Miles
Population	N/A	N/A	2,508 (est)
Households	N/A	N/A	1,204 (est)
Average Household Income	N/A	N/A	\$75,191
Average Age	N/A	N/A	44 costar, 2017

traffic counts

Street	Cross Street	VPD
I-70	15th Street	27,000 costar, 2016