

TUNNEL WASH FOR SALE

# ANNA'S CAR & DOG WASH

2332 LEGACY CIRCLE, ELIZABETH, CO 80107

TREVEY  
COMMERCIAL



[MORE EXTERIOR IMAGES](#)

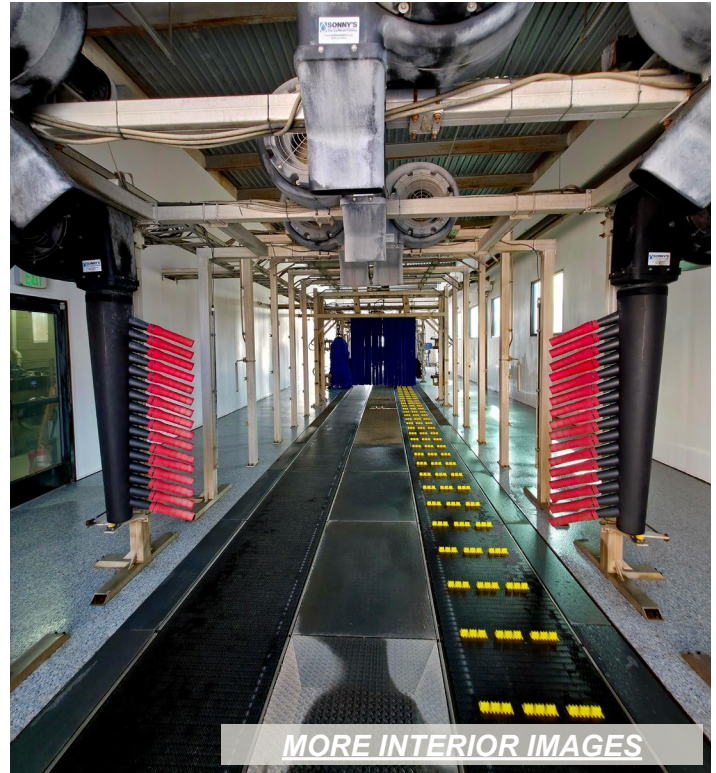
## PROPERTY FEATURES

- Fully Operational Turn-Key Tunnel Wash for Sale
- Meticulously Maintained by Owner / Operator
- 100' Fully Automated State-of-the-Art Tunnel
- 16 Vacuum / Detailing Bays
- Dog Wash Facility with Exterior Entrance
- High Quality Masonry, Steel and Stucco Finishes
- Full Concrete Parking Lot w/ Radiant Heat Snow Melt System
- "Sonny's" Car Wash Equipment Installed New in 2022
- Exclusive Use Restriction for Car Wash in Wild Pointe Ranch Marketplace
- Adjacent to Walmart, Taco Bell, AutoZone, Murphy USA, Anytime Fitness & Ziggi's Coffee

## PROPERTY DETAILS

BUILDING SIZE	±4,279 SF
LOT SIZE	1.09 AC
SALE PRICE	\$5,250,000.00
TAXES	\$25,860.04 (2025)
USE	Car Wash
PARKING	19 Total Spaces
ZONING	Commercial
POWER	800 Amp - 277/480 Volt
Y.O.C.	2022
UTILITIES	CORE / Rangeview Metro Water District
WATER / SAN	Town of Elizabeth
CITY / COUNTY	Elizabeth / Elbert

## PROPERTY PHOTOS



MORE INTERIOR IMAGES

## REGIONAL AERIAL



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### BROKERAGE DISCLOSURE

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