

Commercial Business Opportunity

1360 US-50 Delta, CO 81416

\$395,000



OVERVIEW

- Portable Shed Manufacturer and Retailer
- Opportunity priced at \$395,000
- Growth Opportunities
- NO Lease obligation!
- Real Estate possibly available
- Seller Discretionary Earnings of \$171,866

OFFERED AT: \$395,000

TRAFFIC COUNTS

US Hwy 50 SE of CR 1550 12,000 VPD
SH 50 N of Gunnion Rvr Dr 14,000 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	192	4,551	10,911
Daytime Population	152	6,070	12,550
Average HH Income	\$56,386	\$47,192	50,784
Businesses		399	611

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