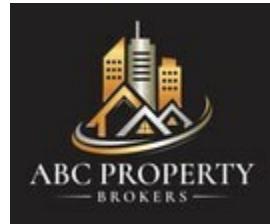




New Tunnel Carwash

2501 46th Ave, Greeley, CO 80634



Mo Choudhry

ABC PROPERTY BROKERS
27755 E Moraine Dr, Aurora, CO 80016
Choudhrymo@yahoo.com
(720) 352-9002





New Tunnel Carwash

\$9,495,000

1.57 Acres parcel with 140' tunnel car wash for sale in Centerplace Retail Hub, Greeley, CO.

Under Construction Carwash To be completed May, 2026.

One of the last remaining sites in very busy Centerplace...

1.57 Acres parcel with 140' tunnel car wash for sale in Centerplace Retail Hub, Greeley, CO.

Under Construction Carwash To be completed May, 2026.

One of the last remaining sites in very busy Centerplace...

- New construction, expected to complete May 2026
- Very busy Centerplace shopping center
- 140 foot Tunnel. Lots of vacuums
- Brand new. state of the art equipment to todays standards.
- Lots of room to stack cars.



Price: \$9,495,000

Property Type: Specialty

Sale Type: Owner User

Lot Size: 1.57 AC

Construction Status: Under Construction

Gross Building Area: 3,988 SF

Sale Conditions: Business Value Included

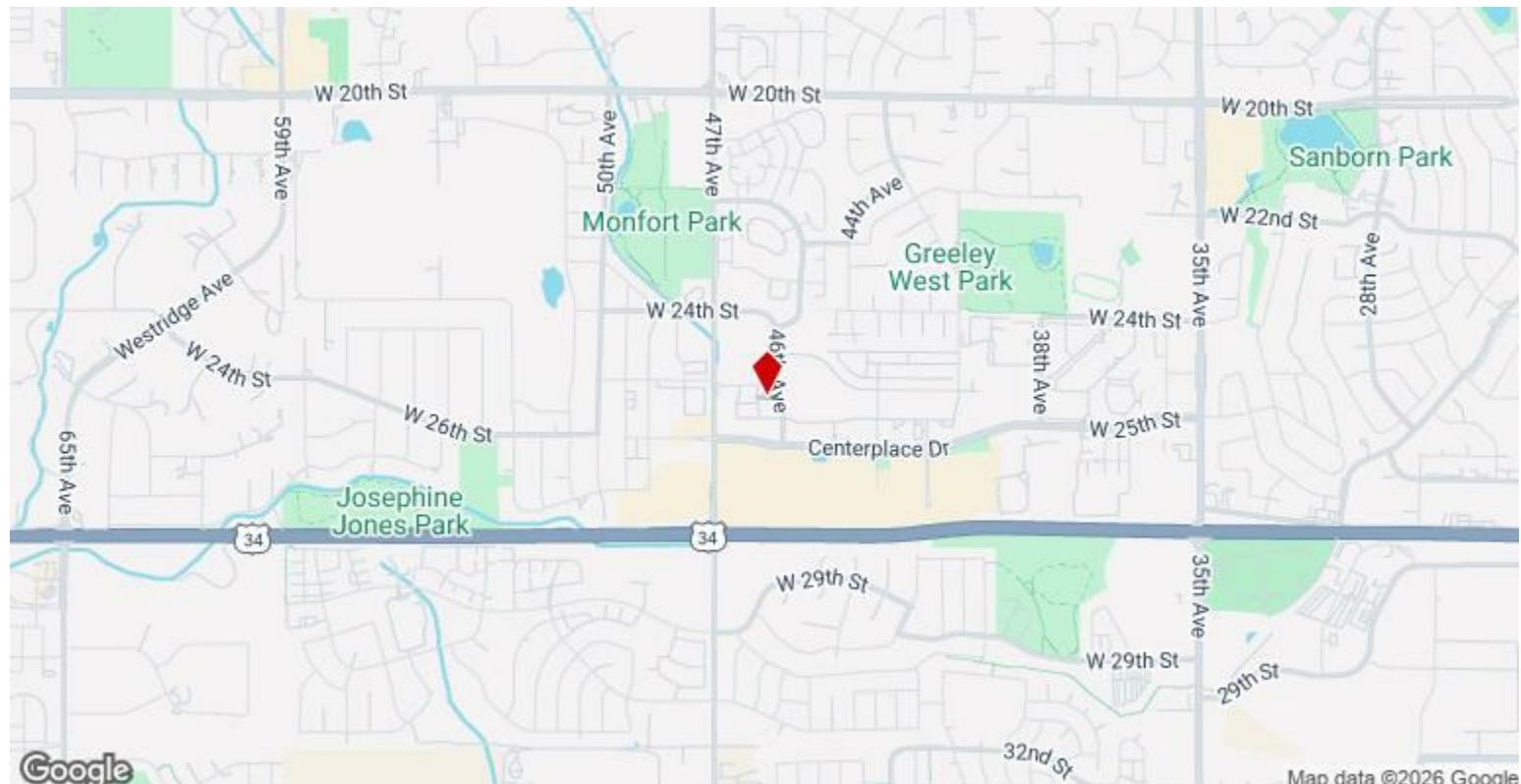
No. Stories: 1

Year Built: 2027

Zoning Description: Commercial

APN / Parcel ID: 095914332001

Walk Score ®: 57 (Somewhat Walkable)



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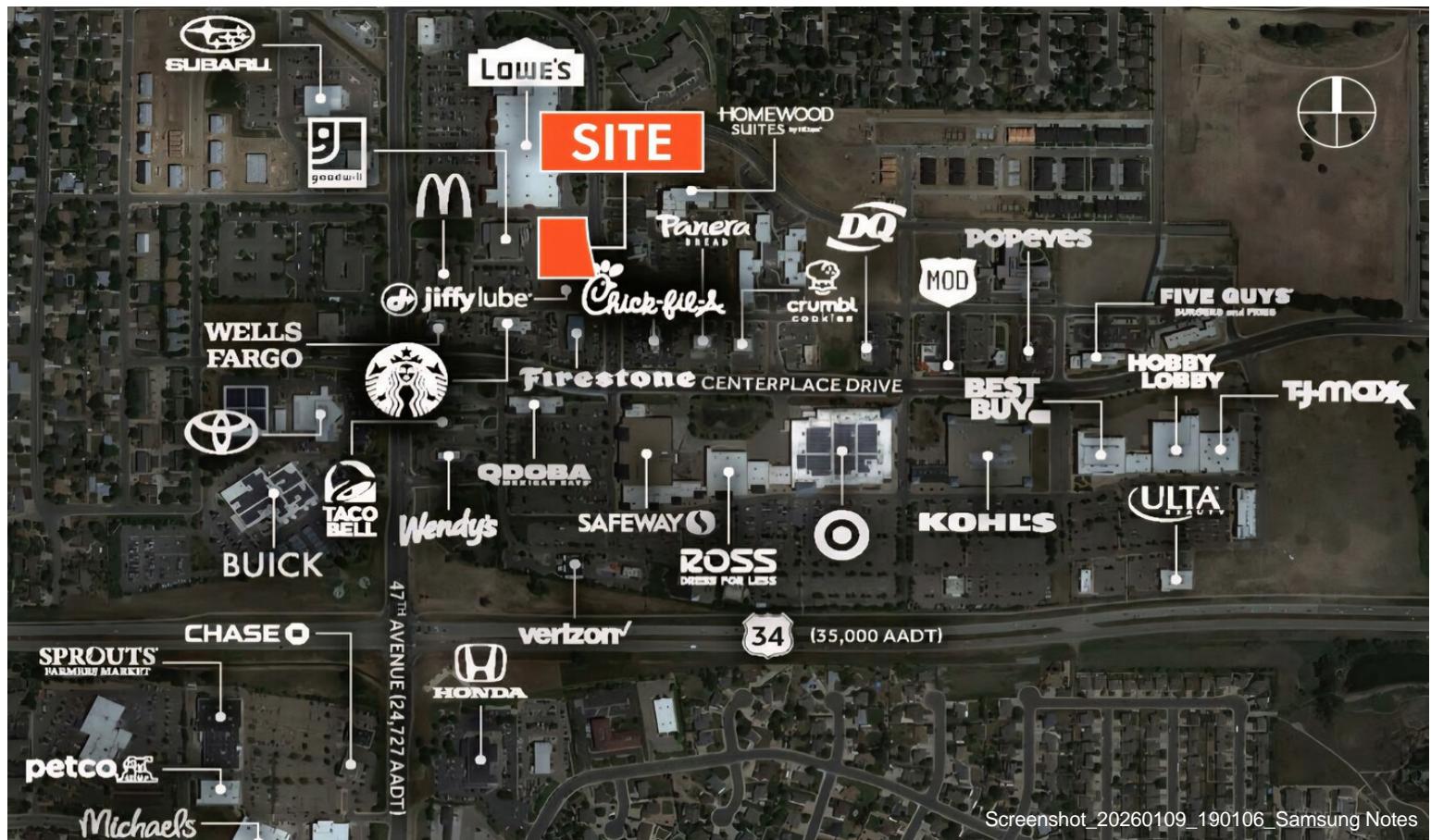
One of the last remaining sites in very busy Centerplace Retail Hub proximate to national retailers like Chick-fil-A, Panera Bread, Starbucks, Lowe's, many Restaurants, and lots of other retailers.

Shadow-anchored by Safeway and Target.

Due to the extremely limited access points along Hwy 34, this site offers

fantastic accessibility for car wash use.

Property Photos



Property Photos



Property Photos

3/11



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



VIEW 1



VIEW 2

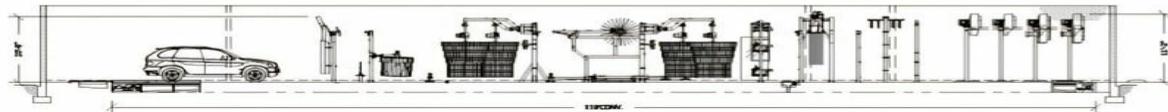


VIEW 3

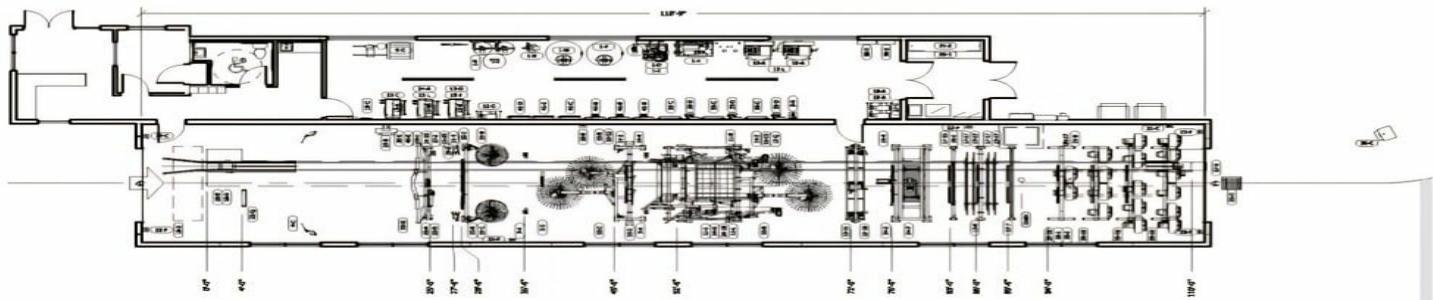


VIEW 4

Property Photos



TUNNEL ELEVATION



EQUIPMENT PLAN