

# Specialty For Sale



KW - Preferred Realty | Westminster

11859 Pecos Street; Suite 200 Westminster, CO 80234 | 303-452-3300

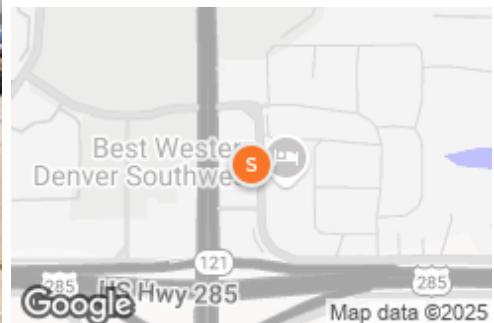
## Car Wash & Oil Change

3443 S Vance Street, Lakewood, CO, 80227

Car Wash For Sale

Prepared on July 07, 2025

1 of 1 Listings



### Listing Details | Specialty For Sale

Total Available Space	Unknown	Available Date	Now
Asking Price	\$1,699,999	Days On Market	387 days
Listing Price Per SF	-	Date Listed	6/15/2024
Cap Rate (Actual)	-	Last Modified	6/13/2025
Possession	<b>Dot &amp; Funding of Sale</b>	Listing ID	40578910
Signage	<b>On Building &amp; Free-Standing</b>	Owner Occupied	Yes
Show Instructions	<b>Call broker</b>	Parking Spaces	-
Vacant	<b>No</b>		

### Description

Lube Shop and Car Wash located just off the busy intersection of Wadsworth Blvd and US 285 carrying almost 70,000 cars per day. Sale includes Real-estate, Equipment, Supplies, Spare parts, Trade equipment and all business assets. Own the Land, Buildings and Business! .79 acres of valuable real estate. Excellent ingress/egress with entrance and exits on two sides. The Lube Shop has an office/waiting room and 3 heated garage bays, two are work pits and a lift is in the 3rd. There are 6 roll up doors and drive thru configuration. In addition to oil change and lube the shop offers some mechanical work along with tire sales & services. Huge opportunity to grow income by adding Auto Detailing and accessories sales etc. The carwash portion features 6 self service bays + a drying bay. Radiant heat floor system, 6-Vacuums + Vending machine. Recent replacement of the entry & exit apron along with updates to the electrical system, water pumps and many other components This is a prime location situated within a large affluent customer base. Two lighted large Pylon signs guide customers to you. great opportunity for an entrepreneur with vision. Site could also make an excellent redevelopment property. The C-R Zoning allows for a variety of uses. Great covered land play with a list price of \$49.59 per sq ft. Do not miss this great opportunity. Call Today!

## Property Features

### Location Details

Address	3443 S Vance Street, Lakewood, CO, ...
Zoning	C-R
Submarket	CO - Denver Southwest
County	Jefferson

Parcels	49-354-00-017
Name	Quality Quick Lube & Car Wash
Water Frontage	Not present

### Building Details

Sub Type	Car Wash
Building Status	Existing
Building Size	5,186 SF
Land Size	0.79 Acres / 34,412 SF
Number of Buildings	1

Number of Floors	1
Year Built/Renovated	1986, 2022
Primary Constr. Type	Reinforced Masonry
Occupancy Type	Single Tenant
Owner Occupied	Yes

### Property Listings

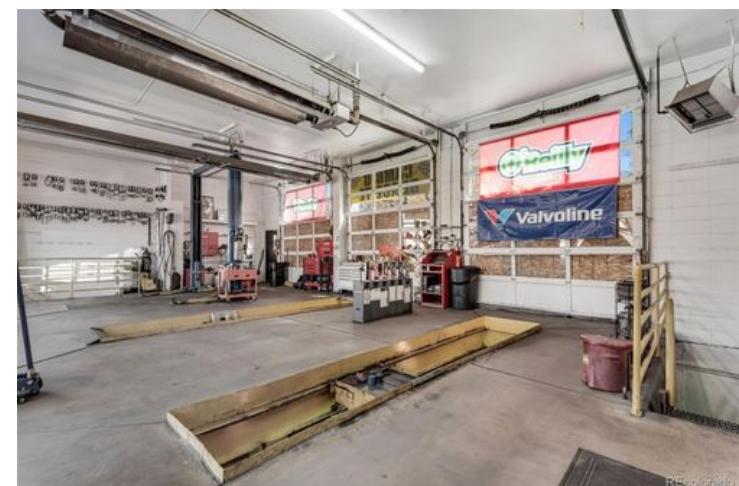
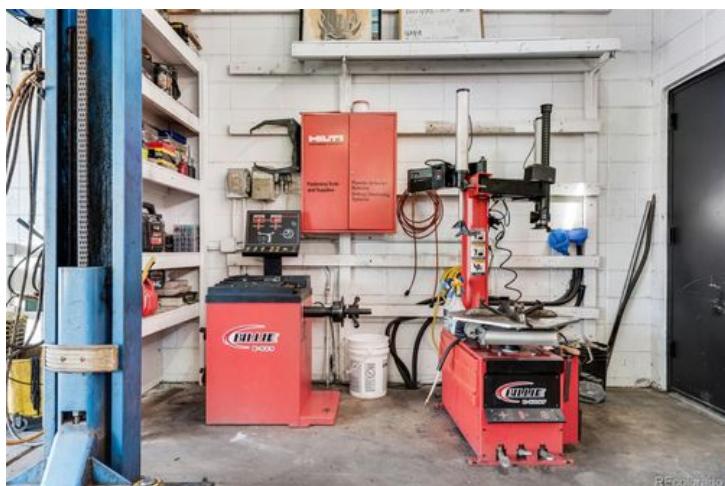
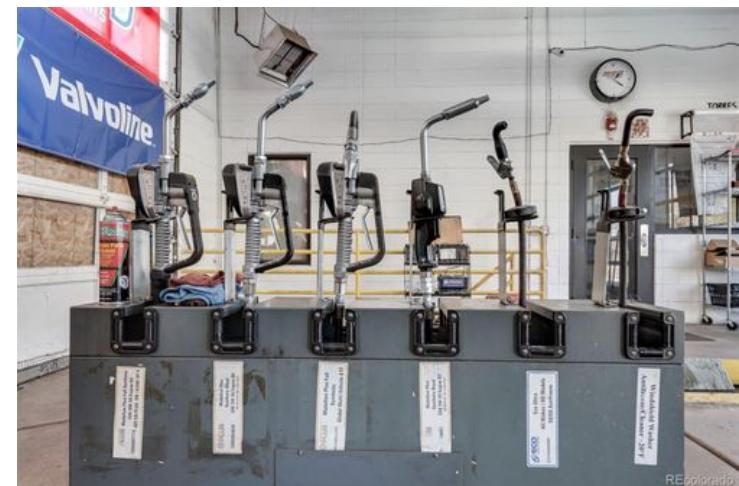
1 Listing | --- | \$1,699,999

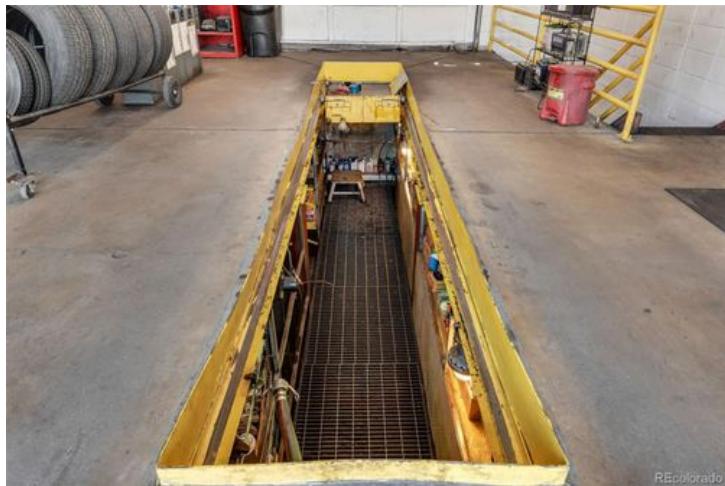
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Car Wash & Oil Change a... -	-		\$1,699,999	Now

### Additional Photos

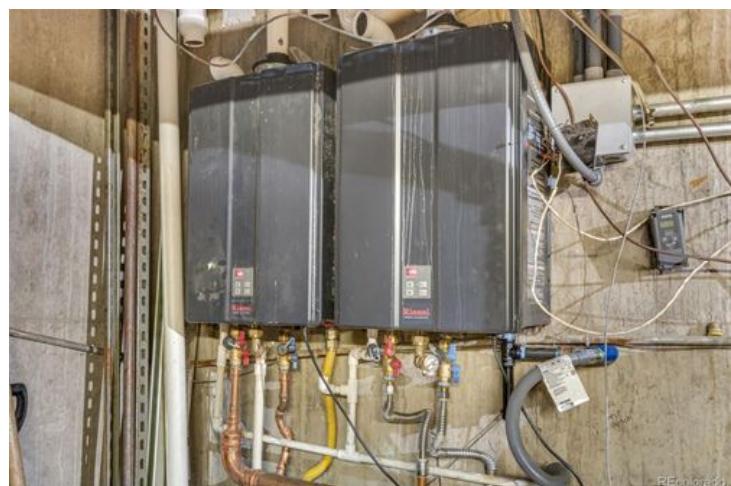




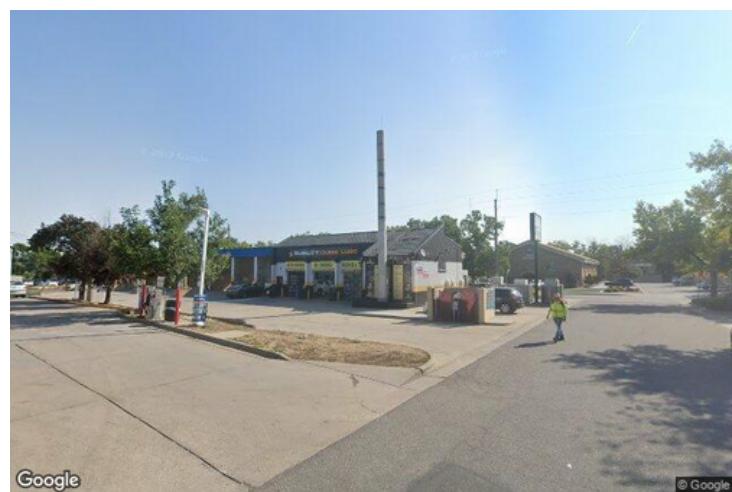
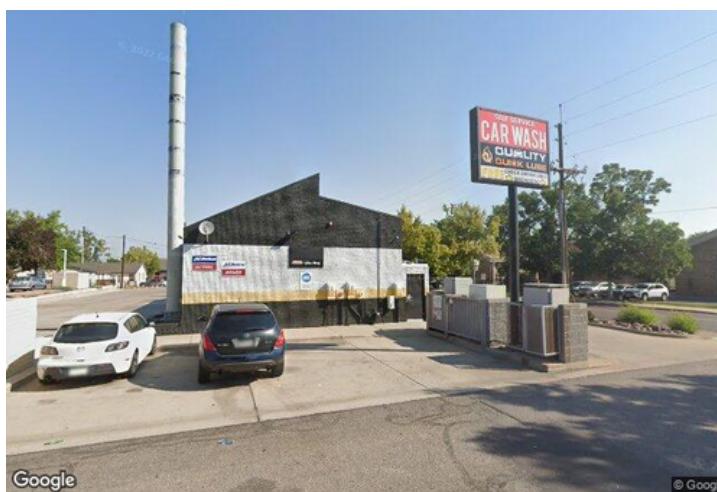












## Contact



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