

**RE/MAX**  
COMMERCIAL

FOR SALE

*Laporte Car Wash*  
*3206 W. County Road 54G*

Laporte, CO 80535



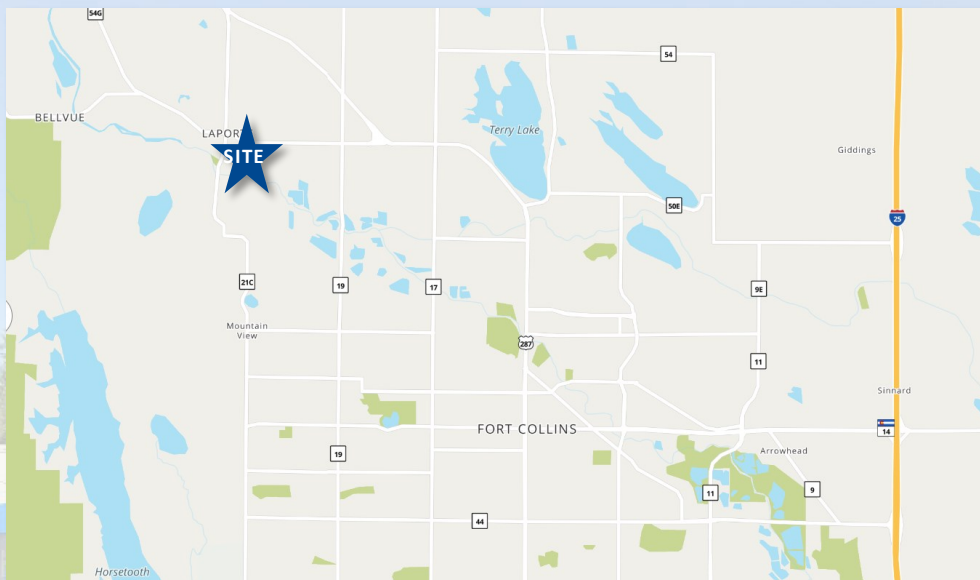
*100' of CR 54G/Hwy 287 Frontage - 8% Cap Rate*



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### Broker Contact

**MICHELLE HICKEY CRAWFORD, CCIM**

RE/MAX Commercial Alliance

(970)215-7016

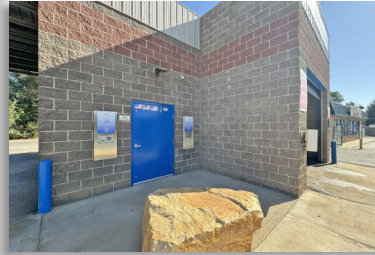
[Michelle@NoCoMichelle.com](mailto:Michelle@NoCoMichelle.com)

## DISCLAIMER

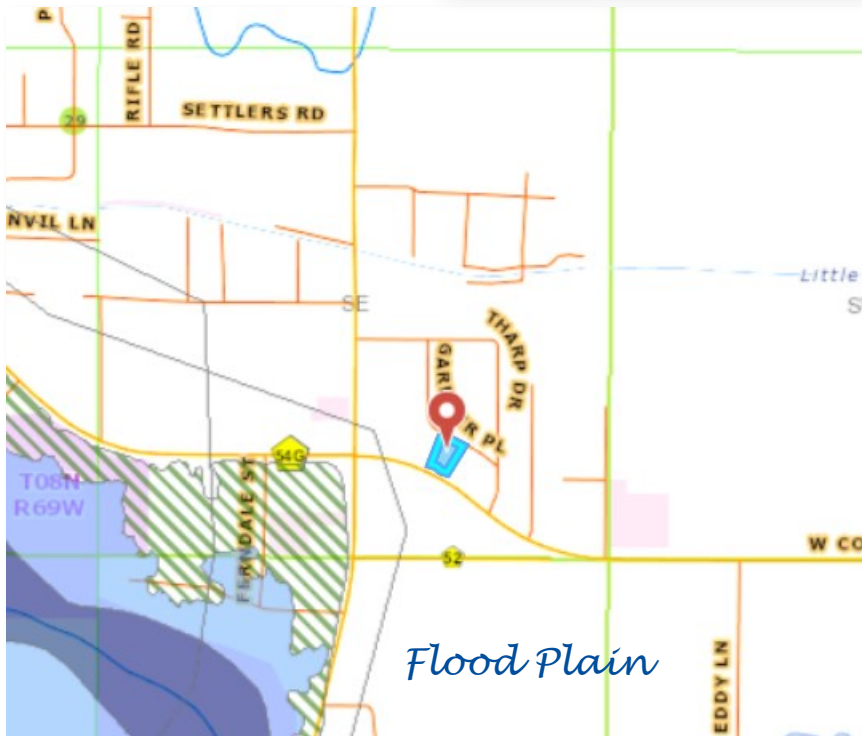
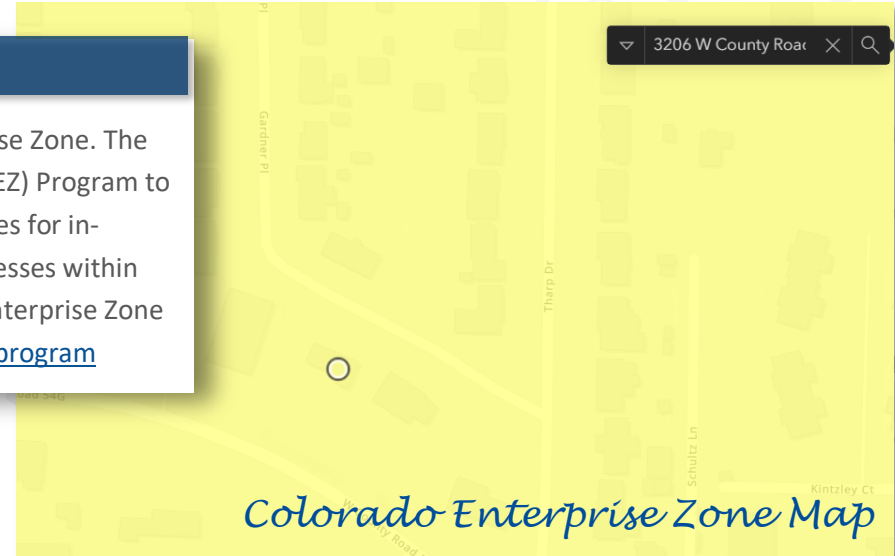
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### Offering Summary

- For Sale for \$422,000
- 8% Cap Rate Based Upon 2024 Projected Sales/Expenses
- 1,695 SF Building
- .34 Acre Parcel w/100' of 54G/Hwy 287 Frontage
- 1" Water Tap with the City of Fort Collins
- YOC 1996
- New Vacuums, Signage, Security System, Paint, Bill Changers, and Rebuilt Auto Wash
- 3 Bays Total - Two Hand Wash Bays and One Touchless Auto Wash Bay
- Tall Bays for RV's and Trucks - Hand Wash Bays have 14' High Clearance
- Located in the 'CN' Zone Within Larimer County
- Located within the Colorado Enterprise Zone



The site resides in the Colorado Enterprise Zone. The Colorado legislature created the Enterprise Zone (EZ) Program to encourage development and provides tax incentives for investing in real estate projects and operating businesses within the zone. More information about the Colorado Enterprise Zone here: <https://oedit.colorado.gov/enterprise-zone-program>



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### REGIONAL INFORMATION

# Location Overview



## Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)

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REGIONAL INFORMATION

# Northern Colorado Overview

## TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

UC Health

## KEY INDUSTRY CLUSTERS



ADVANCED  
MANUFACTURING



HEALTH &  
WELLNESS



ENERGY & NATURAL  
RESOURCES



FOOD &  
AGRICULTURE



TRANSPORTATION &  
LOGISTICS

## NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per  
Capita Income



## REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

## QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



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