



# Price Reduced!!

## Income Asset For Sale

*0.37 acres with full service car wash building. Fully leased to car wash operator.*

6465 Leetsdale Drive  
Denver, CO 80224

- 3,550 square foot building
- Zoning - S-CC-3
- Lease in place until 2029!
- 2025 base rent \$155,403
- **Cap rate 8.63%**
- **Price: \$1,799,000**



Leased to Red Carpet Car  
Wash and Detailing until  
2029!!

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The information has been secured from sources we believe to be reliable, but we make no guarantees of warranties, expressed or implied, as to the accuracy of the information. References to square footage and age are approximate. Buyers and/or Tenants must verify the information at their own cost and expense.

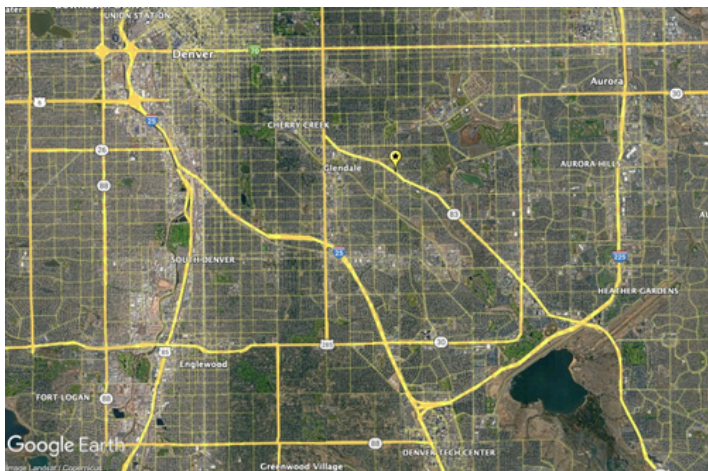


# Income Asset For Sale Price Reduced!

**6465 LEETSDALE DRIVE  
DENVER, CO**

This property located in Denver, CO consists of 0.37 acres of property with 3,550 building square feet as a full service car wash operated by Red Carpet Car Wash and Detailing. Red Carpet has a lease in place until 2029.

This property is located on a triangular island along the prominent Leetsdale Drive corridor offering close proximity to fully stabilized commercial uses including multifamily and single family residential, quick service retail, middle and high schools and many other regional uses.



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