



5 x 1 Self Service Car Wash

4275 South Chambers Way Aurora, Colorado

For Sale at \$1,650,000

Sale Includes: Land, Building, Equipment and Business Assets

Confidential Listing: Contact Listing Broker for Any Additional Information – DO NOT Contact the Site Attendant- He Knows Nothing of the Sale.

Exciting Opportunity to Purchase Your Own Profitable Car Wash!

This well-known self-service car wash is located at 4275 South Chambers Way and features 1- Touchfree In-Bay Automatic Wash Bays and 5-Self-Service Wash Bays (Wand and Brush Type). The 27,478 site is located on the North Side of East Quincy Avenue and South Chambers Way in Aurora, Colorado.

The car wash facility was originally constructed in 1994. The Car Wash is a well-designed and well-built high-volume self-service commercial car wash facility with excellent customer car queueing for all wash bays and good visibility from East Quincy Avenue. The Car Wash is substantially refurbished and updated with new equipment upgrades and new technologies in the just this year with the installation of a New Touchfree In-Bay Automatic System by Karcher®. Energy efficient systems hold down the utility costs. The site has ingress and egress via a directly from South Chambers Way, which is access from either South Chambers Way or from East Quincy Avenue. A Backlit illuminated monument sign is located on the northwest corner of the driveway entrance to the car wash on South Chambers Way.

Equipment Highlights: Karcher® Opti 8000™ Touchfree In-Bay Automatic System, High Quality Chemical Mixing Stations, High Quality Pumping Station, Credit Card Processing, Low Pressure Foaming Gun System, Stainless-Steel Can High-Altitude Vacuums (3-Motor), and much more. Contact Listing Broker for Equipment List.

This Opportunity comes just once in a lifetime!



Listing Broker Brokers Guild by Mark W Gerhart 303-884-4485 or markgerhart@msn.com

Situs: 4275 South Chambers Way Aurora, Colorado

Legal Description: Lot 3, Block 1 Mission Viejo Plaza Shopping Center Sub Filing #2, Arapahoe County

Bay Count: 6-Bays Total: 1–Touchfree Automatic; 5-Self Service Type Bays (Wand and Brush Type)

Building Construction: Commercial; Masonry Structure and Steel Roof

Curb and Gutter and Parking Lot Areas: Concrete curb and gutter; vending area and inside bays with radiant heated concrete

Signage: On building directional signage.

Lot Size: 27,478 Square Feet +/- (Source: Arapahoe County Assessor Office 2024)

Building Square Footage: 3,120 SF +/- (Source: Arapahoe County Assessor Office 2024)

Taxes: Real Property Tax for 2023 Paid in 2024 \$21,405 (PAID) (Source Arapahoe County Treasurer 2024)

County and City: City of Aurora, Arapahoe County

Year Built: 1994 (Source Arapahoe County Assessor Office 2024)

Income and Expenses: Contact Listing Broker for Income Information – Confidentiality Agreement Required

Land Use and Zoning: Commercial; Self Service Car Wash

- * All Business Assets Sold in working condition.



Please Note:

*Financial information concerning this business is confidential and proprietary by nature. **A Buyer signed confidentiality agreement and financial disclosure of the prospective Buyer will be required to release the financial information of the business.** Contact the Listing Broker for additional information.

Please Note: The sale includes fee simple interest in land, building, site improvements, and equipment. Training may be provided to the Buyer. Spare parts, retail goods and extra consumable inventory may be available for sale to the Buyer at Cost plus Freight. Chemicals in process are included in the sale. The personal tools of the attendant and cash on hand is not included in the sale.

Subject Property 4275 South Chambers Way Aurora, Colorado. The information contained herein has been obtained from sources deemed reliable. No guarantee. Property subject to prior sale and change in terms without notice. Marketed Exclusively by Mark W Gerhart, Colorado Classic Brokers, LTD. DBA: Brokers Guild ©2024

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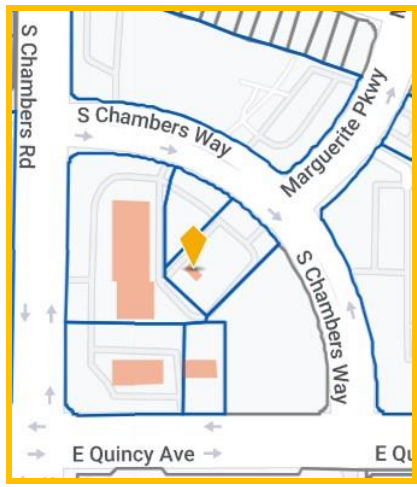
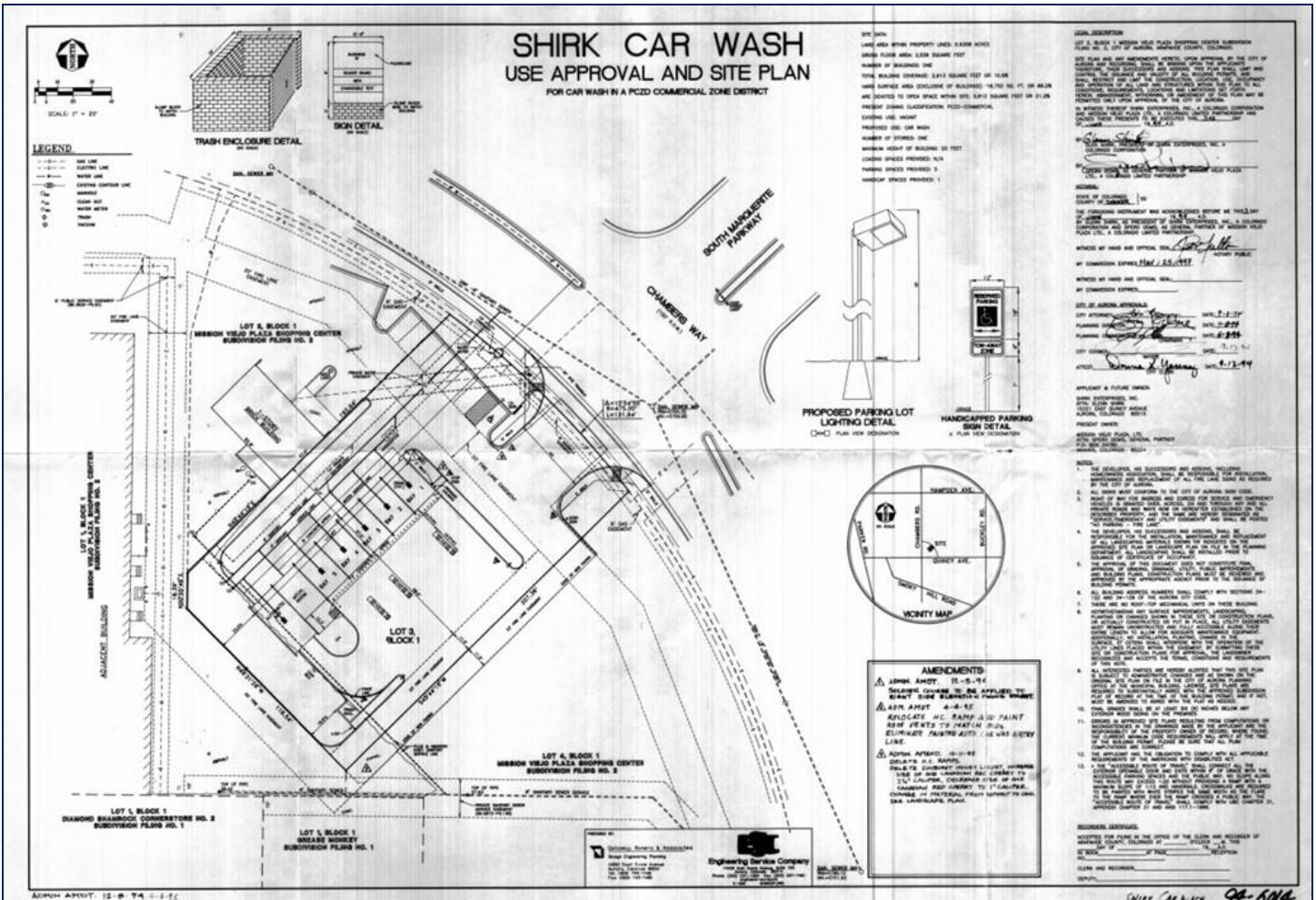
Site Inspections and Due Diligence: Inspections on this property will be coordinated through the Listing Broker. Inspections shall be limited to the prospective Buyer and any backup offers that the Seller chooses, if any.

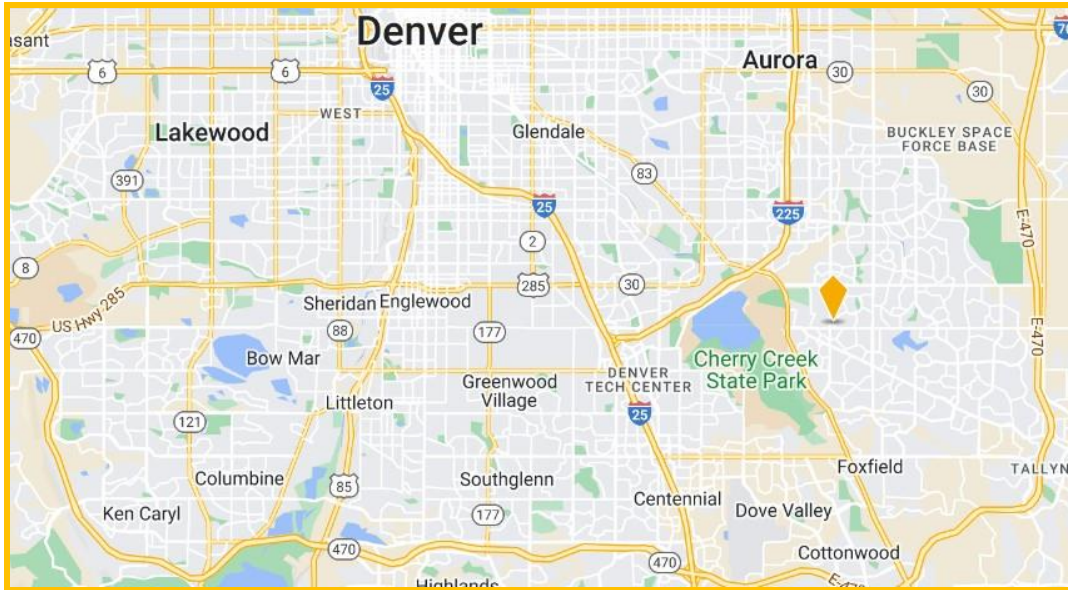
Please Note: Brokers Guild Classic, Ltd. (BGC) has gathered this information through sources that we deem reliable at the time of preparation to create this promotional material. BGC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, lead based paint, hazardous chemicals, asbestos, or compliance with Federal, State, and local regulations, the physical condition of improvements and/or furniture, fixtures, equipment, or the condition of the property. Changes to this document and to the subject property may occur at any time without notice. The information contained herein and in subsequent documents is provided for the convenience of the prospective buyer. Due diligence shall be conducted by the prospective Buyer at their own expense and their own risk. Neither the Seller nor BGC represents nor warrants this property for a particular use or purpose. BGC has not verified and will not verify any of the information contained herein, nor has BGC conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Zoning and allowed uses may change without notice.

Listing Broker:

Colorado Classic Brokers, Ltd.
DBA: Brokers Guild
Mark W. Gerhart, Associate Broker
4601 DTC Blvd. #300
Denver, CO 80237
303-884-4485
markgerhart@msn.com







Population	2 mile	5 mile	10 mile
2010 Population	57,050	313,827	883,360
2023 Population	57,013	342,757	1,049,482
2028 Population Projection	56,001	341,221	1,062,045
Annual Growth 2010-2023	0%	0.7%	1.4%
Annual Growth 2023-2028	-0.4%	-0.1%	0.2%
Median Age	39.5	37.6	37.7
Bachelor's Degree or Higher	36%	38%	44%
U.S. Armed Forces	96	874	2,813

Income	2 mile	5 mile	10 mile
Avg Household Income	\$103,726	\$106,165	\$114,445
Median Household Income	\$82,812	\$83,882	\$89,008
< \$25,000	1,661	10,999	40,832
\$25,000 - 50,000	3,973	22,385	66,800
\$50,000 - 75,000	4,655	26,721	72,614
\$75,000 - 100,000	3,440	18,567	54,367
\$100,000 - 125,000	2,511	16,756	49,289
\$125,000 - 150,000	2,179	10,883	35,877
\$150,000 - 200,000	2,410	14,147	45,377
\$200,000+	1,899	12,945	56,263

The printed portions of this form have been prepared by Legal Counsel for the exclusive use of Seller's real estate broker.
This form has not been approved by the Colorado Real Estate Commission.

**BUYERS CONFIDENTIALITY AGREEMENT
AND COVENANT NOT TO COMPETE**

THIS CONFIDENTIALITY AGREEMENT AND COVENANT NOT TO COMPETE ("Agreement") is made and entered into this ____ day of _____, 20____, by and between _____ GLS Enterprises, LLC ("Seller"), and _____ et al ("Prospective Purchaser").

RECITALS

1. Seller currently owns and conducts Self Service Car Wash business known as GLS Enterprises, LLC DBA Mission Viejo Car Wash located at: 4275 South Chambers Way Aurora, Colorado.
2. Prospective Purchaser has requested permission to view certain confidential material and Information consisting of, pertaining to, or concerning the business of the Seller, including but not limited to concepts, financials, policies, equipment, techniques, permits and other trade secrets (collectively, the "Information") in contemplation of purchasing Seller's business and / or assets, and the Seller has agreed to permit such viewing of the Information on the terms and conditions set forth in this Agreement.

NOW THEREFORE, In consideration of the covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller and Prospective Purchaser agree as follows:

AGREEMENT

1. In order to induce the Seller to reveal the Information to Prospective Purchaser, Prospective Purchaser agrees that he (she/they/it) will not disclose or reveal to any person, firm, or entity, any of the Information revealed to him by the Seller. The Information provided by Seller may be used by Prospective Purchaser only for the purpose of pursuing and evaluating the opportunity described herein.
2. At any time during or after the negotiations and discussions with Seller, Prospective Purchaser will not, either directly or indirectly, use or seek to use any of the Information for Prospective Purchaser's own benefit, or for the benefit of any other person or business or in any way adverse to the Seller's interests.
3. Prospective Purchaser acknowledges that the restrictions set forth in this Agreement are necessary in order to protect the business of the Seller and the confidential nature of the Information. He (she/they/it) further acknowledges that the Information is unique to the business of the Seller and would not be revealed to Prospective Purchaser (her/them/it) were it not for Prospective Purchaser's willingness to agree to the restrictions on the use of such Information as reasonable and necessary.
4. Neither Seller nor any of its representatives has made or makes any representation or warranty as to the accuracy or completeness of the Information. Prospective Purchaser agrees that neither Seller nor its representatives shall have any liability to Prospective Purchaser or any of its representatives resulting from the provision or use of the Information.
5. Prospective Purchaser agrees to promptly return all materials provided to him and all copies of the materials of whatever nature, including but not limited to reproductions and computer files, within five (5) days of written request.
6. Prospective Purchaser hereby agrees that Prospective Purchaser will not compete either directly or indirectly, alone or with others, with the Seller and will not engage in the business of a **carwash**, within five (5) years from the date of this Agreement, within five (5) miles of the facility of the location(s) named above, so long as Seller, or any other person or entity deriving title to the goodwill incident to the business from Seller, carries on a like business on the premises considered under this Agreement. Indirect competition shall be deemed to include Prospective Purchaser's position as a shareholder, partner, officer, agent, or employee of a competing business.

7. In the event of breach of this Confidentiality Agreement and Covenant Not to Compete by Prospective Purchaser, the Prospective Purchaser recognizes that the Seller would not have an adequate remedy at law. Accordingly, Prospective Purchaser agrees that the Seller shall have the right, in addition to any other remedies, to obtain injunctions restraining Prospective Purchaser from disclosing or using in whole or in part, any of the Information, or competing with the Seller. Prospective Purchaser further agrees that any suit filed against him/her/it by the Seller for violation of this Agreement shall be brought in any court of competent jurisdiction in the State of Colorado, which shall have exclusive jurisdiction regarding disputes concerning this Agreement. If the Seller prevails in any action brought under this Agreement, Prospective Purchaser will be liable for the Seller's costs and fees incurred for enforcement and/or suit, including Seller's attorneys' fees.
8. If the Buyer fails to disclose their Buyer Broker relationship on this form, then the Buyer will be responsible for their Buyer Brokers' Commissions. This is a variable commission listing.

PROSPECTIVE PURCHASER:

BUYERS BROKER:

By: _____
(Signature, Title)

By: _____
(Signature, Title)

(print name)

(print name)

(Date)

(Date)

Address: _____

(Brokerage Firm Name)

(Brokerage Address)

Phone: () _____

(Broker Phone)

**Colorado Classic Brokers, Ltd.
DBA: Brokers Guild
4601 DTC Blvd. #300
Denver, Colorado 80237**

FINANCIAL DATA: (Include joint assets if shared by you). APPLICANT ASSETS		APPLICANT LIABILITIES	
Cash (Checking & Savings)	\$	Notes Payable: Name Payee Below	\$
Investments		To banks	
Stocks, Bonds, CD's		Other	
Accounts & Notes Receivable		Installment Credit Card Debt	N/A
Real Estate Owned (Market Value)			N/A
Home	N/A		N/A
Other	N/A		N/A
Automobile(s): Year, Make	N/A	Automobile(s) Debt	N/A
	N/A		N/A
	N/A		N/A
	N/A	Other Accounts Payable	N/A
Personal Property & Furniture	N/A		N/A
Face Value of Life Insurance (\$)	N/A	First Mortgage(s)	N/A
Cash Surrender Value of Life Insurance	N/A	Home Equity Line of Credit	N/A
Retirements Accounts		Unpaid Real Estate Taxes	
		Unpaid Income Taxes	
		Secured Loans	
		Other Liabilities & Debt – (Attach Separately)	
TOTAL ASSETS	\$	TOTAL LIABILITIES	\$
NET WORTH (Total Assets – Total Liabilities)			\$

PERSONAL REFERENCES

Name	Address	Occupation

I certify that the Information I have provided on this application is complete and correct. I hereby authorize Brokers Guild or its authorized agent to obtain verification of any of the above Information, and I authorize the release of such Information to Brokers Guild or its authorized agent.

Signature of Applicant(s) _____

Date: _____