



290 N US Highway 287

290 N US Highway 287, Lafayette, CO 80026



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290 N US Highway 287

\$2,800,000

Profitable Gas station with 12 pumps, located on one of Lafayette’s highest-traffic corridors (US-287). This property offers exceptional visibility, strong daily traffic counts, and multiple income streams including fuel sales, convenience-store revenue. Ideal opportunity for investors or owner-operators looking for a stable, cash-flowing asset in Boulder County.

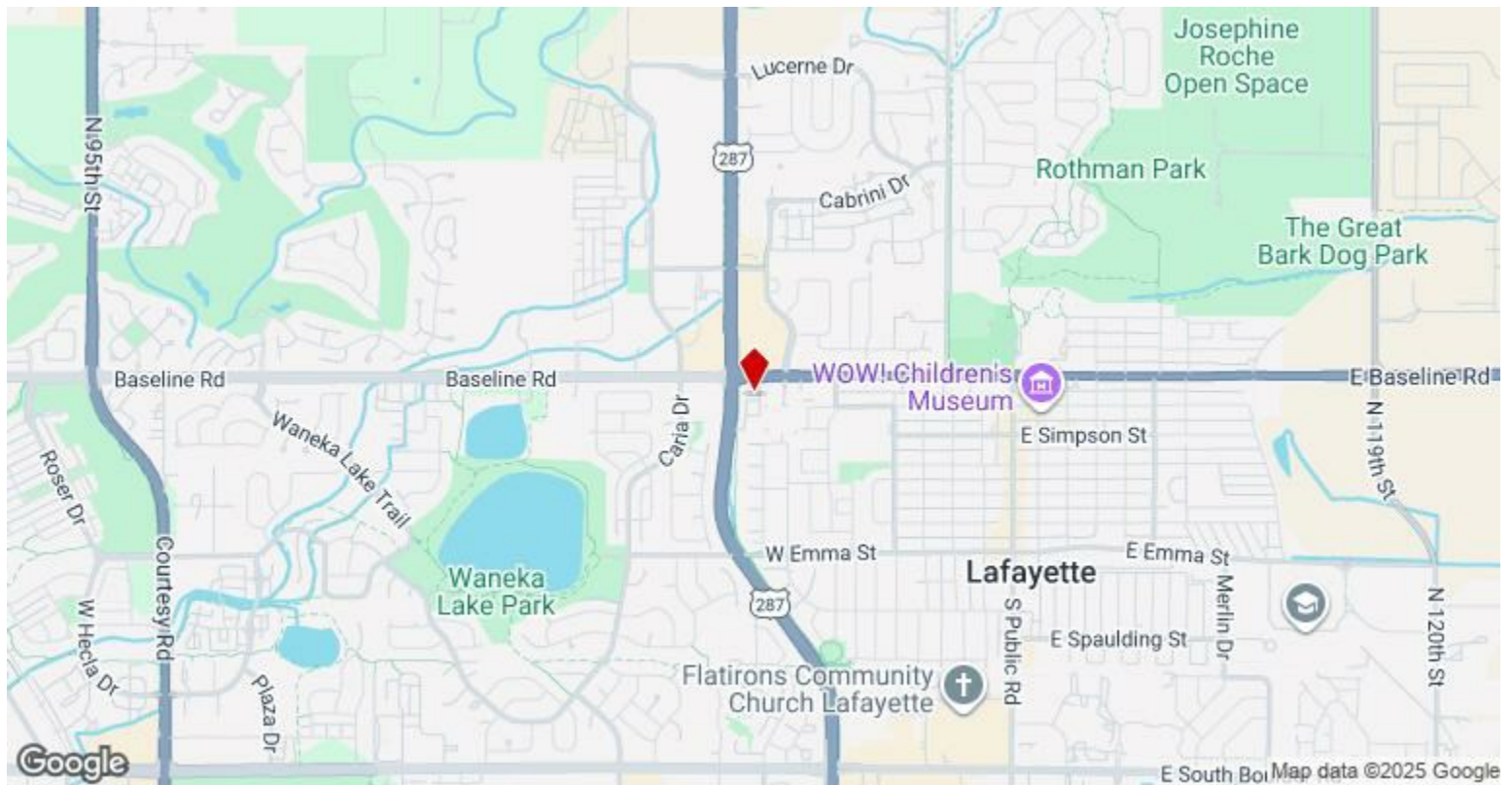
The site is surrounded by national retailers, established commercial businesses, and dense residential neighborhoods, contributing to consistent customer volume. Easy access, ample parking, and a highly recognizable location make this an attractive long-term investment.

Financials,...

- Newly renovated
- Easy access with ample parking and smooth ingress/egress
- High traffic counts and steady customer flow
- 12 high-capacity pumps with consistent daily traffic
- 24 hour pumps
- U-Haul



Price:	\$2,800,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.90%
Lot Size:	1.44 AC
Gross Building Area:	3,656 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1997
Tenancy:	Single
Parking Ratio:	5.47/1,000 SF
Zoning Description:	C1-M1
APN / Parcel ID:	1575032-37-003



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Property Photos



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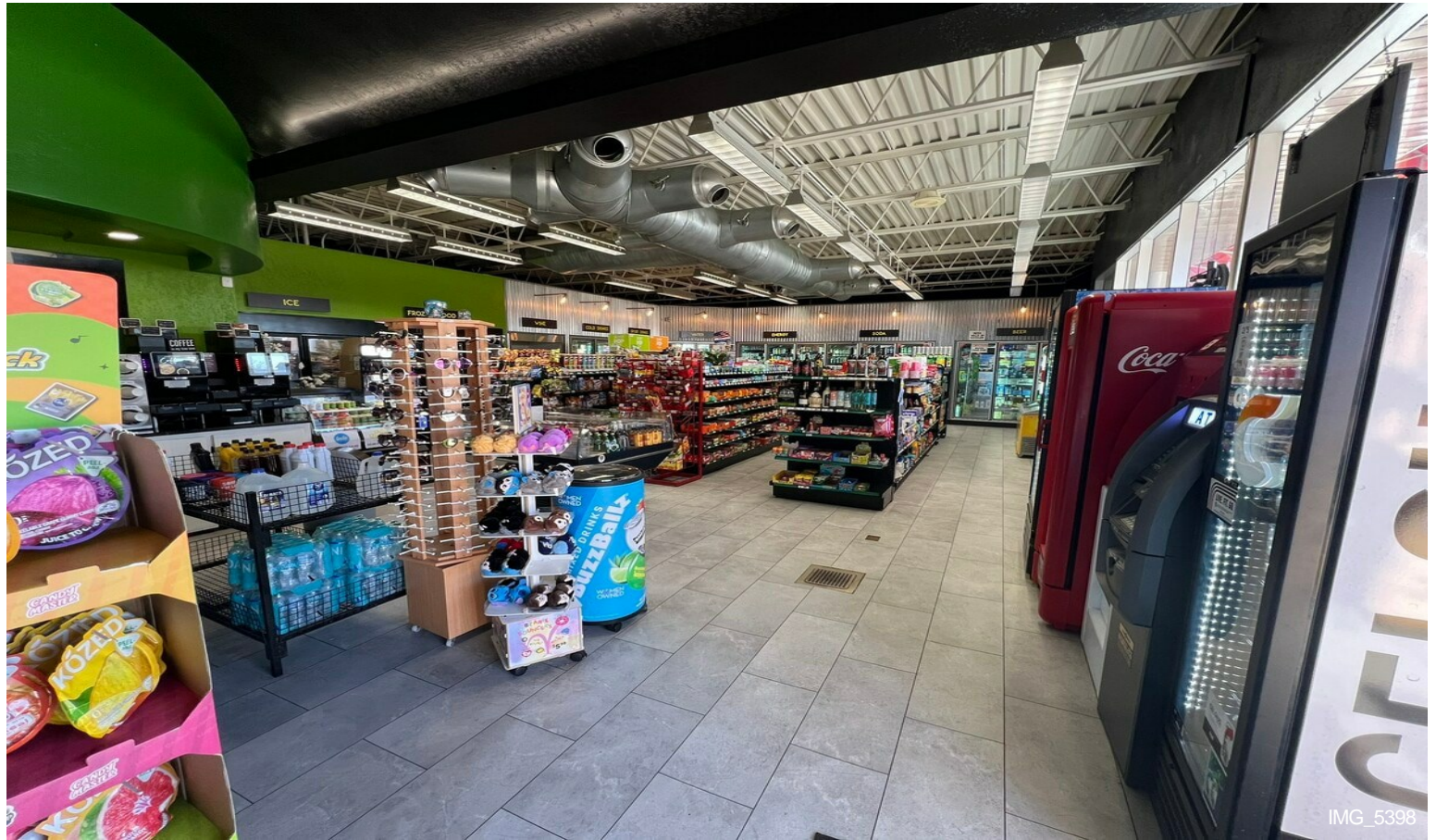


IMG_5373



IMG_5396

Property Photos



A photograph of a food service counter in a convenience store. The counter is white with a black top. On the left, there is a hot dog roller with a sign that says "HOT DOGS". Next to it is a "freal" blending bar with a menu board. In the center, there is a soda fountain with several dispensers. To the right of the fountain, there is a display of snacks, including bags of chips and boxes of instant noodles. A large cardboard box labeled "POSTER CENTER" is on the floor next to the counter. The background shows shelves stocked with various products and a green wall.

