

Price Reduced!



Ask About Leasing Opportunities!

Silveroil Station Wheat Ridge

9395 W 44th Avenue | Wheat Ridge, CO



~~\$1,250,000~~ **\$1,000,000**

CONVENIENCE STORE
RETAIL GAS STATION
FOR SALE



Property Overview

BRC Real Estate is pleased to present this incredible opportunity to own a well-kept gas station located in the heart of Wheat Ridge, CO. This prime real estate is situated on the hard lit corner of W 44th Ave & Holland St and benefits from a steady flow of passing by traffic and the dense local population. The station provides easy access in and out, a well-lit canopy with four MPD's, and a convenience store offering snacks, refreshments, beer, wine, lottery, and tobacco. Over the years, this station has maintained a very loyal customer base due to their attention to detail and excellent customer service. Do not hesitate to contact our professional team at BRC Real Estate to gain more information.

YEAR BUILT
1997

NOTEWORTHY
Hard Lit Corner Lot in Metro Denver with High Visibility and Easy Access

BLDG SIZE
1,950 SF

PARKING RATIO
7 Open Spaces

Costar 2022/23, CDOT

area Demographics

	1 MILES	3 MILES	5 MILES
POPULATION	12,038	110,432	321,179
HOUSEHOLDS	5,346	49,231	135,451
H.H. INCOME	\$92,037	\$97,034	\$103,914
TRAFFIC	W.44th Ave @ Garland St. W 12,361 VPD		



Tank Information

OPERATION ID

3563

TANKS

3

MATERIAL

Cathodically Protected Steel

REGULAR UNLEADED

Capacity: 10,000 Gallons

Installed: 1973

Status: Currently in Use

DIESEL

Capacity: 6,000 Gallons

Installed: 1973

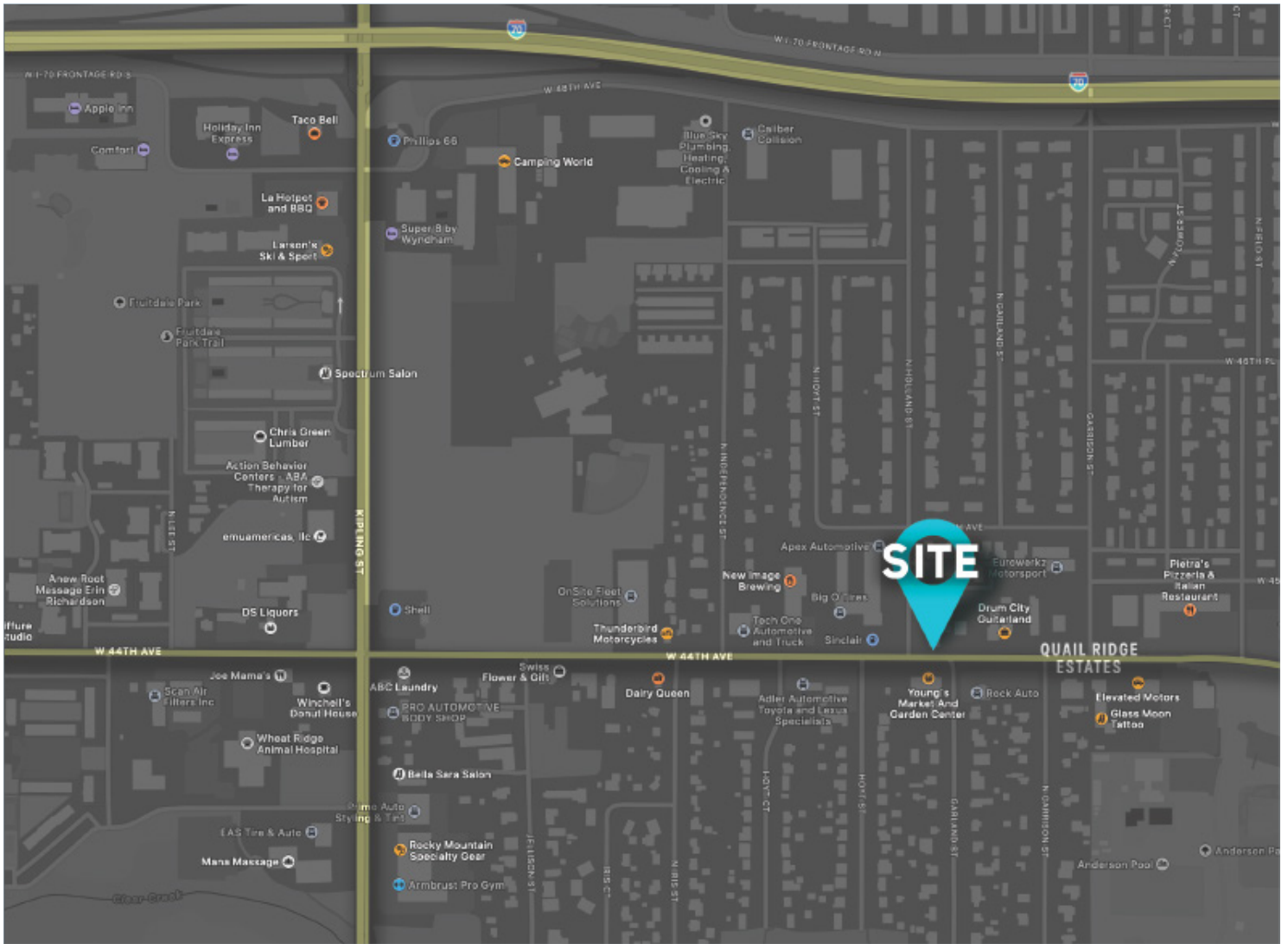
Status: Currently in Use

PREMIUM UNLEADED

Capacity: 2,000 Gallons

Installed: 1996

Status: Currently in Use



aerial map & competition

Wheat Ridge has an excellent business community with a convenient location and easy access to major thoroughfares. Wheat Ridge is a business-friendly community neighboring both downtown Denver and the I-70 Corridor.

Residents, visitors and businesses alike enjoy the outstanding quality of life in Wheat Ridge with miles of open space, trails, and parks all nestled in the foothills of the Rocky Mountains. (<https://www.ci.wheatridge.co.us/>)

The city of Wheat Ridge has a robust site with resources for the community and developers alike. For helpful resources in doing business in Wheat Ridge, [CLICK HERE](#).



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