



AUTOMOTIVE Shop



DENVER INFILL SPECIALISTS



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,295,000
Building Total Size:	5,778 SF
Above Ground SF:	4,840 SF
Basement SF:	938 SF
Lot Size:	21,238 SF (0.49 AC)
Number Of Bays:	5
Number Of Lifts:	3
Roof Type:	Metal
Year Built:	1987
Zoning:	MX-N
Property Taxes (2023):	\$38,350.56

PROPERTY OVERVIEW

Unique Properties Inc. is pleased to present the rare opportunity to acquire a turn-key automotive shop in Arvada, Colorado. This property offers almost 5,000 feet of shop space just off of Ralston Road in a rapidly expanding part of the city. Across the street from a Walmart shopping center, there's a constant flow of traffic allowing for the next owner to capitalize on a large customer base. Within a half-mile of Penn Garage, there's currently 695 new single and multi-family units as well as townhomes under construction. With only one other automotive repair shop in the area, limited competition allows for a new owner to take advantage of a growing customer base.

PROPERTY HIGHLIGHTS

- Five bays with two offices
- Average household income of \$96,000+ (2 mile radius)
- High traffic retail location
- Two separate electrical meters
- Corner lot with high visibility



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5745 INDEPENDENCE ST ARVADA, COLORADO / 2

FEATURED NEARBY **DEVELOPMENTS**

UNDER CONSTRUCTION



1. Morgan Ralston Creek Five-story mixed use development; 328 residential units

UNDER CONSTRUCTION



4. Ralston Commons 185 apartment units and 27 townhomes

*Map shows locations on following page

UNDER CONSTRUCTION



2. Arvada Place Apartments Three-story residential development; 36 one and two-bedroom residential units

UNDER CONSTRUCTION



5. Ralston Creek Townhomes 44-unit townhome development

UNDER CONSTRUCTION



3. Ralston Gardens

102-unit three-story residential development; 100% affordable housing

SUNT QUE The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

DEVELOPMENT **OVERVIEW**





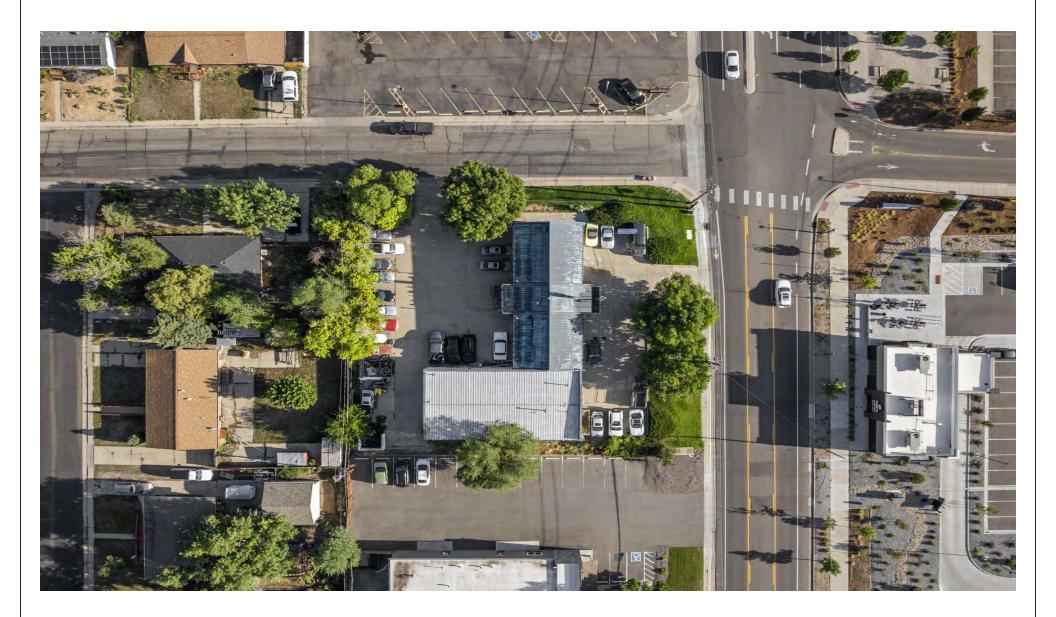
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ADDITIONAL PHOTOS









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