

**5745**

**INDEPENDENCE ST.**  
ARVADA, CO 80002

**\$2,295,000**  
**SALE PRICE**

**AUTOMOTIVE  
SHOP**



**ACROSS FROM WALMART  
SHOPPING CENTER**



**DENVER INFILL  
SPECIALISTS**



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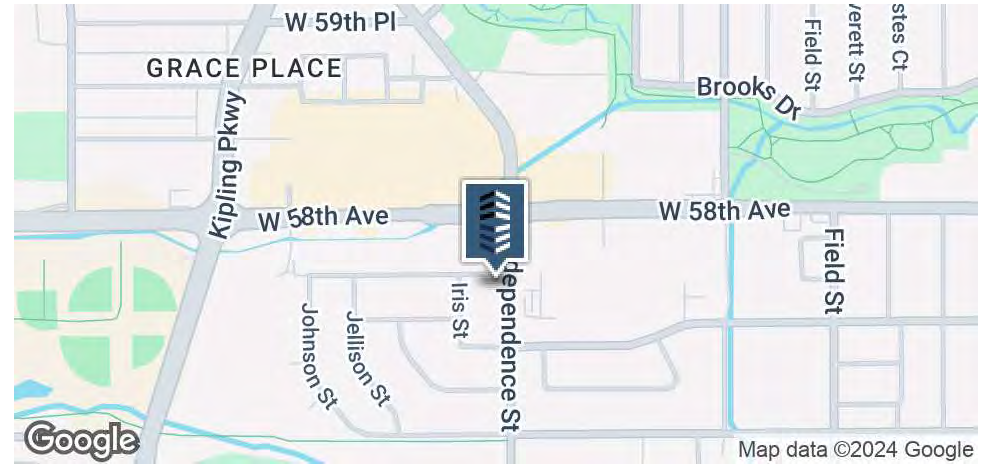
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# EXECUTIVE SUMMARY



## 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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# FEATURED NEARBY DEVELOPMENTS

## UNDER CONSTRUCTION



### 1. Morgan Ralston Creek

Five-story mixed use development;  
328 residential units

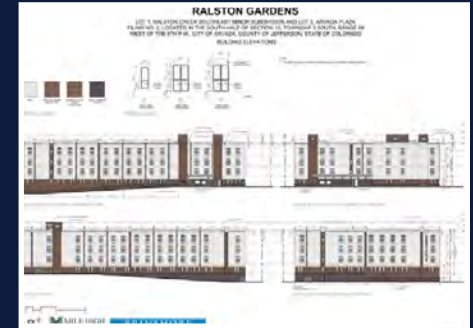
## UNDER CONSTRUCTION



### 2. Arvada Place Apartments

Three-story residential development;  
36 one and two-bedroom residential units

## UNDER CONSTRUCTION



### 3. Ralston Gardens

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

## UNDER CONSTRUCTION



### 4. Ralston Commons

185 apartment units and 27 townhomes

## UNDER CONSTRUCTION



### 5. Ralston Creek Townhomes

44-unit townhome development

*\*Map shows locations on following page*



# DEVELOPMENT OVERVIEW





# ADDITIONAL PHOTOS





AERIAL

