



FOR SALE

High Performing Carwash W/ Extra Land - .9 AC

1540 Laredo St. | Aurora, CO 80011

**SIGNIFICANT PRICE REDUCTION!**



**PREMIER CAR WASH LOCATION - CLOSE PROXIMITY TO DIA**

CONTACT:

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UNIQUE PROPERTIES

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## OFFERING SUMMARY

	<b><u>\$2,250,000</u></b>
<b>Sale Price:</b>	\$2,499,000
	<b><u>8.19%</u></b>
<b>Cap Rate:</b>	7.38%
<b>2025 NOI:</b>	\$184,363
<b>Lot Size:</b>	0.91 Acres
<b>Building Size:</b>	1,672 SF
<b>Year Built:</b>	1987
<b>Zoning:</b>	MU-C

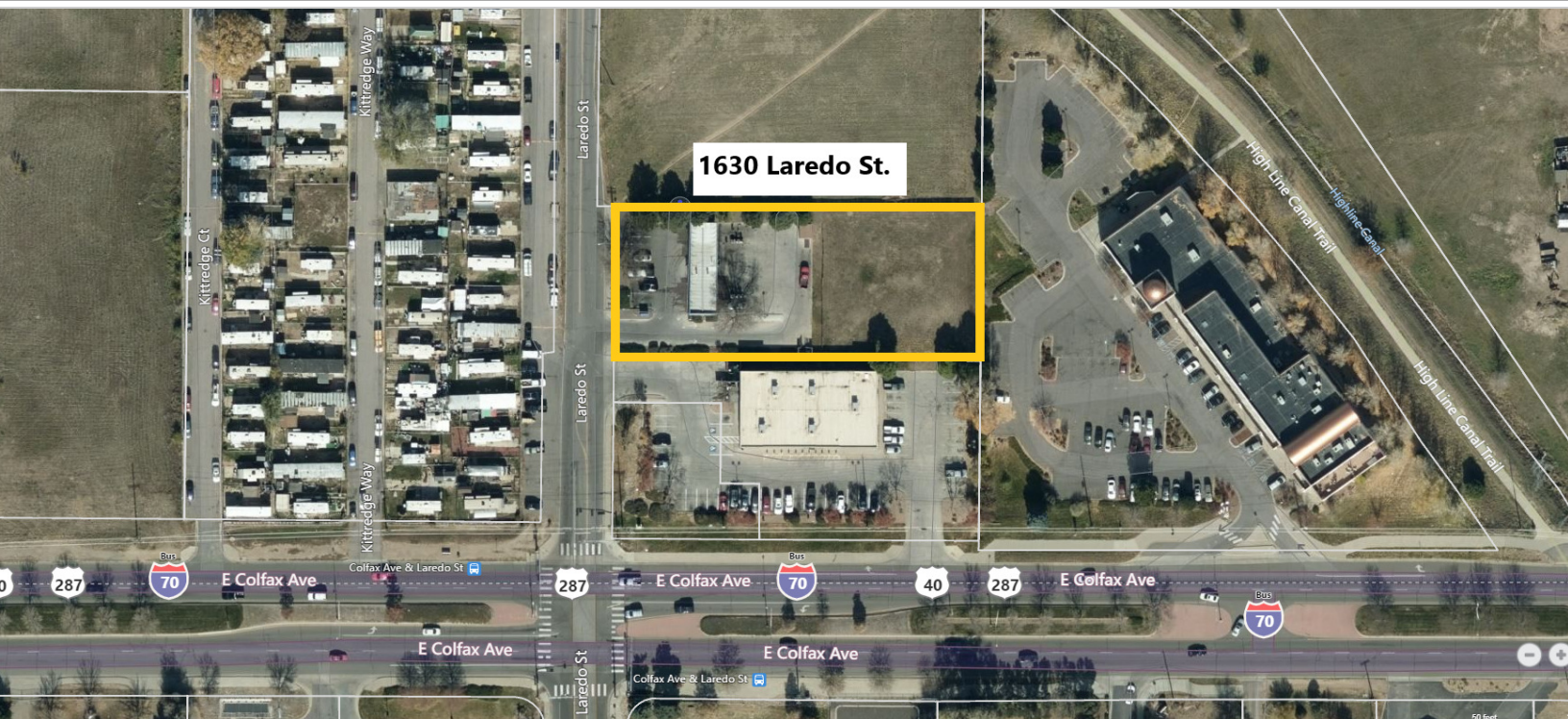
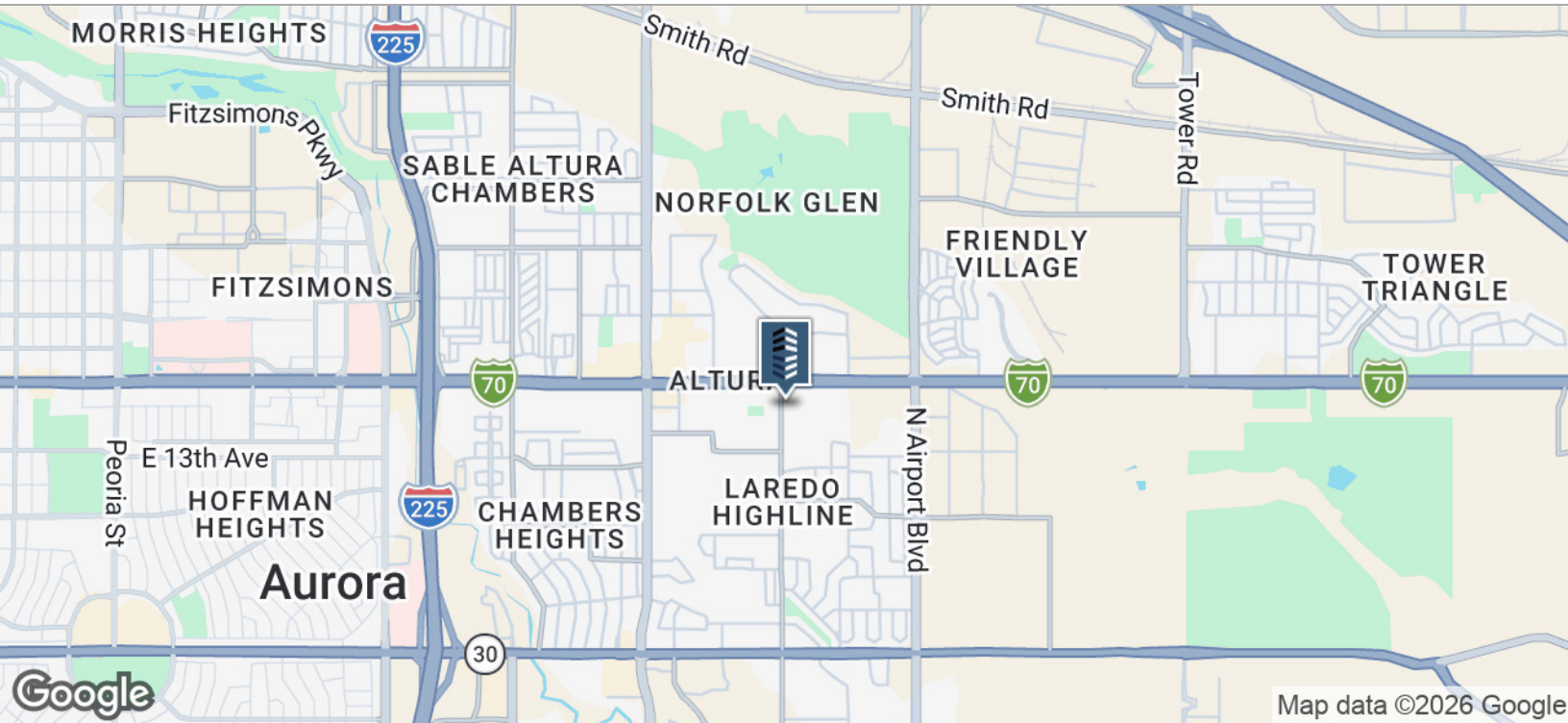
## PROPERTY OVERVIEW

Rare opportunity to own a strong-performing asset located directly on Colfax Ave, one of Denver's busiest corridors. This car wash features 100% self-serve bays, minimizing operational complexity and maintenance, and has benefited from numerous capital improvements over the past five years. The property also includes an additional lot with future upside potential, whether through expansion of self-serve bays or other automotive uses. With an established customer base and excellent visibility, this asset provides consistent income across seasons and economic cycles. Contact Greg or Earl to sign an NDA and receive financial information.

## RECENT IMPROVEMENTS & HIGHLIGHTS

- 4 New vacuums (2025)
- New High Efficiency floor heat boiler (2024)
- High Efficiency tankless water heater (2023)
- New Flexible Booms (2025)
- New Bill Changers (2025)
- Various new pumps and motors on high pressure systems
- New Starlink Internet System for Credit Card Processing
- NEW LED Wall Pack Lights AND Parking lot LED Lights (2021)
- **BRAND NEW WATER MAIN** (2021)
- Tuck pointing, mason work and roof repairs completed Dec. (2021)
- New Security Door installed (2022)
- New Equipment room Furnace (2024)

# HIGHLY SUCCESSFUL CAR WASH W/ EXTRA LOT FOR EXPANSION



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