



## PROPERTY DESCRIPTION

This well-established auto repair business has been serving the community for over 40 years. Previously a Grease Monkey franchise, the current owner has transformed it into a successful private brand, building a loyal customer base.

## PROPERTY HIGHLIGHTS

- Minutes from Sloan's Lake and Denver's vibrant Highland's neighborhood, the location offers excellent visibility with Burger King directly across the street, ensuring high traffic flow.
- Fenced Yard
- Current operating business please do not disturb staff

## OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	0.458 Acres
Building Size:	3,672 SF
Zoning Edgewater	C-2 General Commercial
Year of Construction	1969
Property Tax	\$24,632 (2023) \$6.71/sf
County	Jefferson
Monument Signs	Three
Offices	Two plus reception / wait area
Roll Up Doors	Five (four-10'x10 One 10'x12')
Two Drive through Doors	10'x10 and 10'x12
Number of Bays	Three plus 2 pits and 2 lifts



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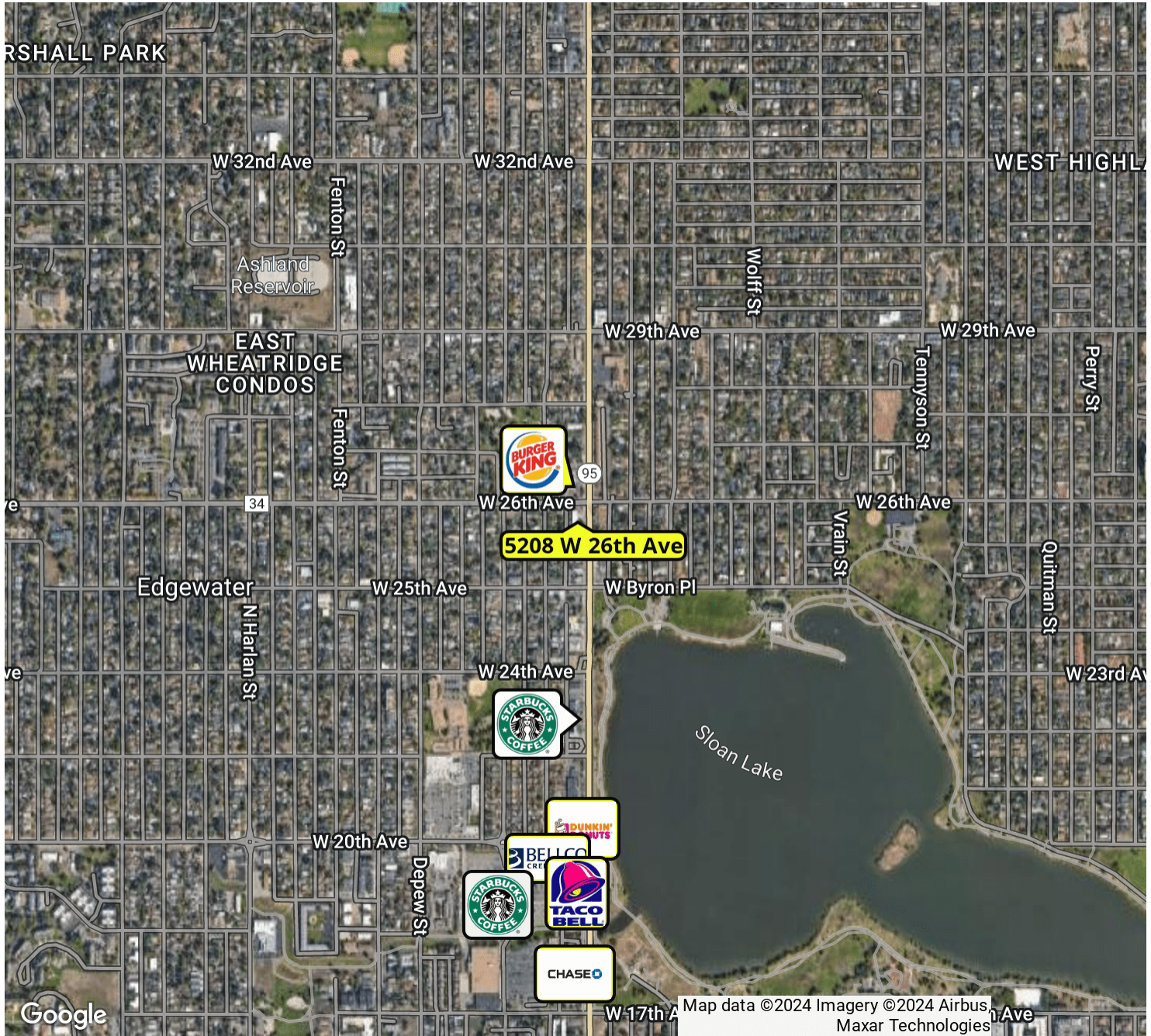
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RETAIL PROPERTY FOR SALE

ESTABLISHED AUTO REPAIR SHOP IN PRIME LOCATION

5208 W 26th Ave, Edgewater, CO 80214



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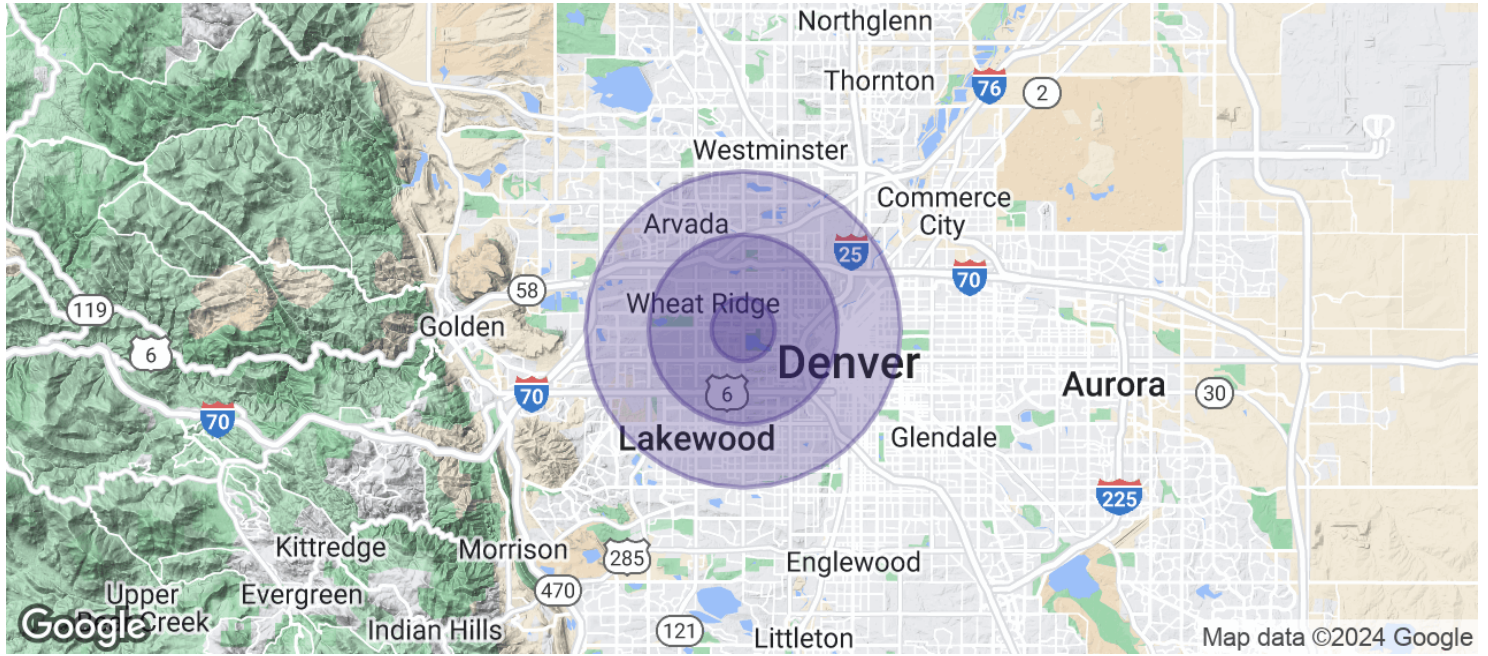
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	20,915	159,311	433,218
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	39	39

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	10,114	74,604	201,709
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$130,790	\$119,650	\$111,269
Average House Value	\$754,593	\$745,478	\$688,458

*Demographics data derived from AlphaMap*



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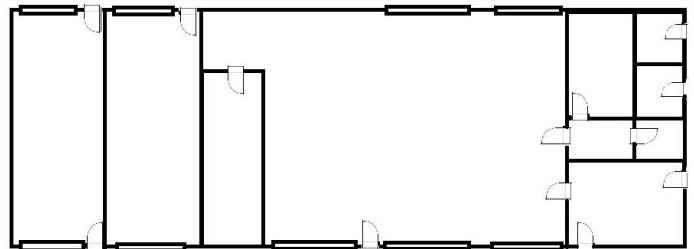
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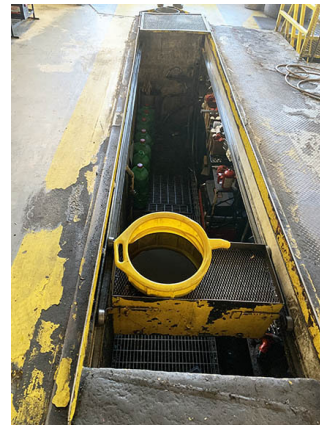
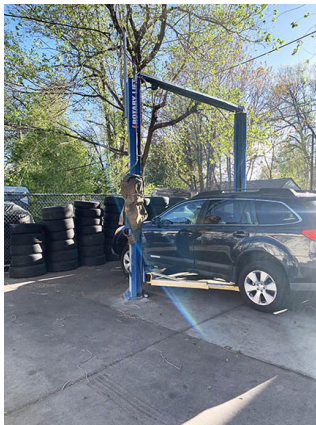
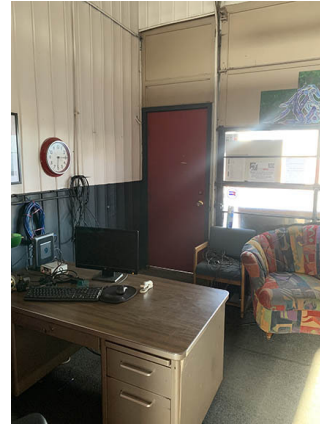
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