Thunderbird petroleum Products LLC

322 CO-96, Sheridan Lake, CO 81071

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Thunderbird petroleum Products LLC

$1,850,000

Thunderbird Petroleum Products LLC is a family-owned business that has served the community, and the highway crowds for decades. Located just 30 minutes North of HWY 50.
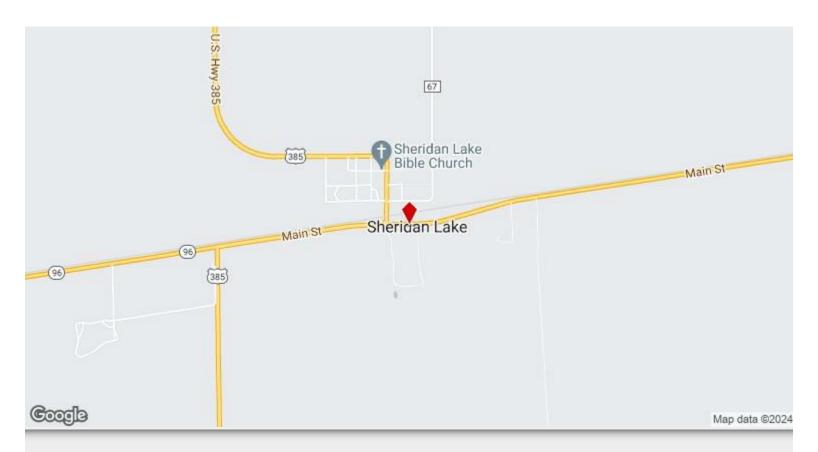
The businesses within these buildings have been open for many years and provide; food, gas, tires, oil changes and other repairs/maintenance to commercial semitrucks and regular vehicles. There is a mechanic working here currently, and they plan to stick around after the sale if the buyer so chooses.
This sale includes the convenience store, mechanic shop/parts store, gas station, a house that was built in 2000, a wind turbine, and multiple storage areas which are all situated on the 1.8 acres lot.
An advantage to having your own wind turbine is that it can save you save you up to $1000 per month in utilities.

With 13,998sq ft of building space, and 1.8 acres of land- the sky is the limit! Build a laundromat and/or a restaurant even! This would be great for people who are traveling, and definitely for truckers! Thunderbird Petroleum IS listed on the Trucker Path App. Towner Energy Center is a proposed 1,000+ megawatt combined wind, solar, and storage facility to be located in Kiowa County. With over $240 million invested in local tax revenue, land costs and lease payments, and wages over the life of the project. This project will bring up to 700 jobs during construction, and approximately 30 full-time operations and maintenance staff. With all this going on the employees will need fuel, food, laundry services and more!...

• Highway exposure, Heavy morning foot traffic

Price:	$1,850,000
Property Type:	Retail
Property Subtype:	Auto Repair
Sale Type:	Investment or Owner User
Gross Leasable Area:	13,998 SF
No. Stories:	1
Year Built:	1960
Walk Score ®:	6 (Car-Dependent)

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