



New Tunnel Carwash

2501 46th Ave, Greeley, CO 80634



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New Tunnel Carwash

\$9,495,000

1.57 Acres parcel with 140' tunnel car wash for sale in Centerplace Retail Hub, Greeley, CO.

Under Construction Carwash To be completed May, 2026.

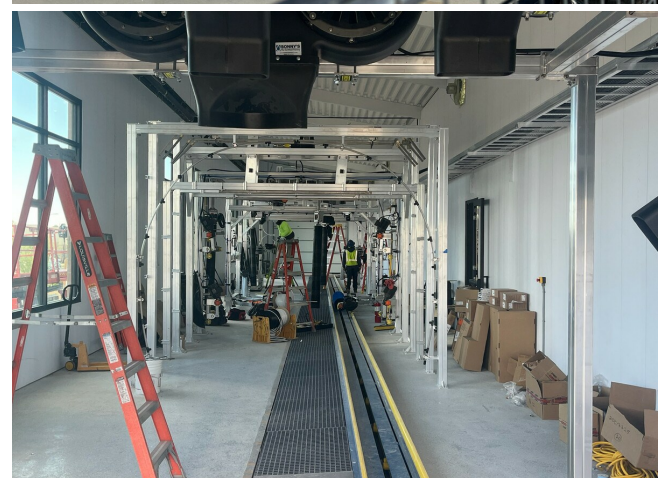
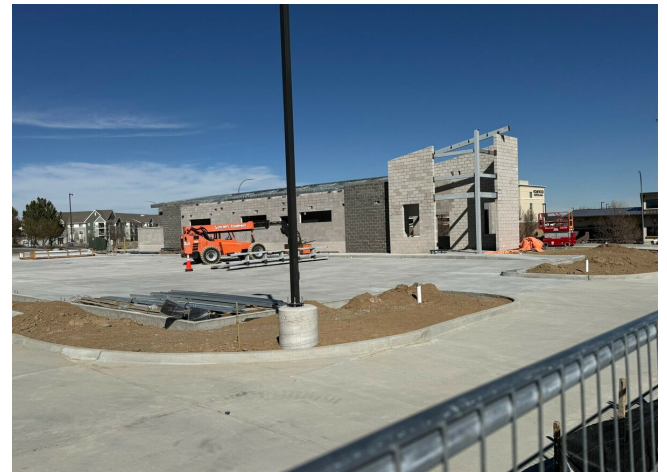
One of the last remaining sites in very busy Centerplace...

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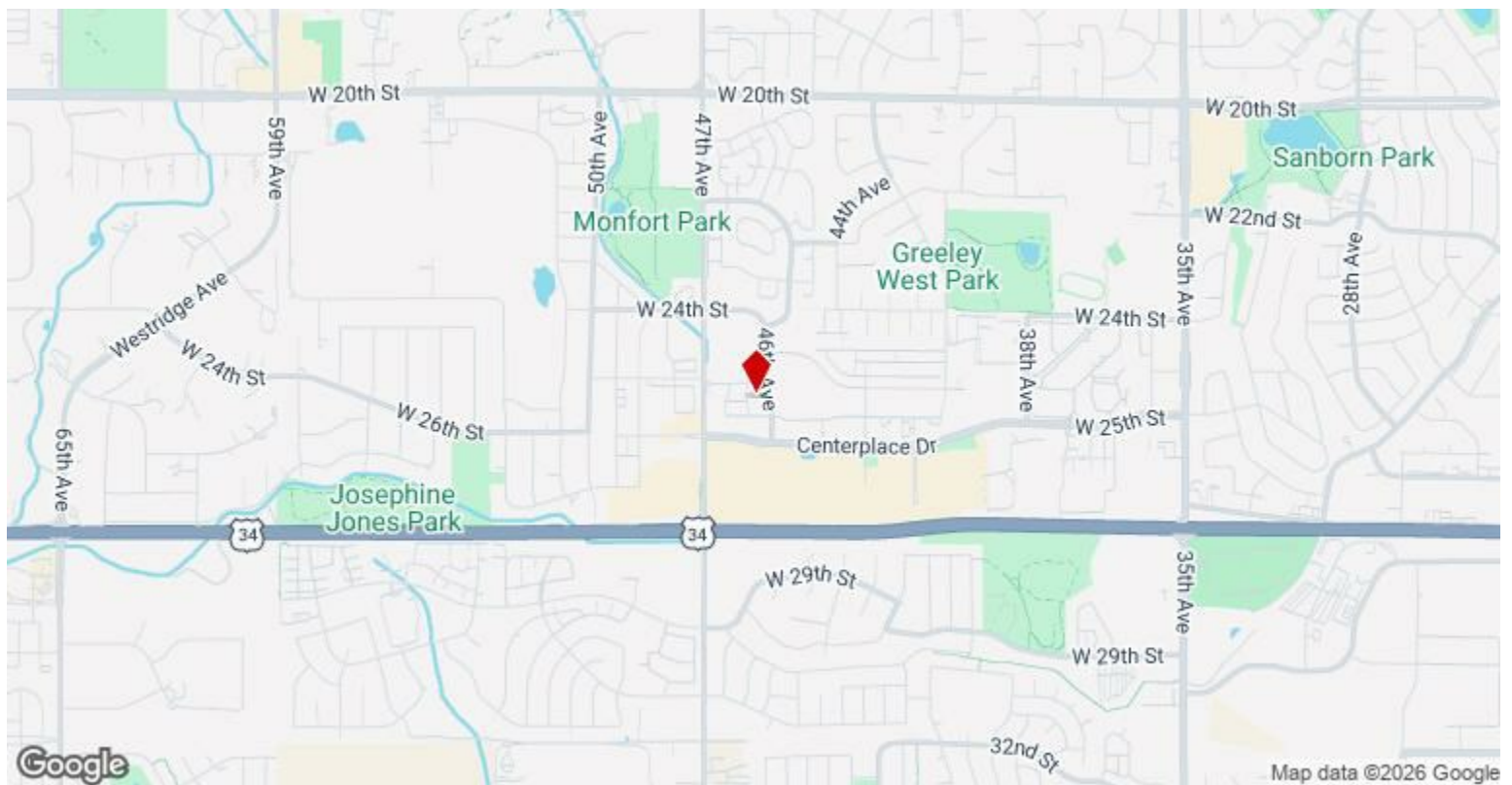
Under Construction Carwash To be completed May, 2026. Almost ready.

One of the last remaining sites in very busy Centerplace...

- New construction, expected to complete May 2026
- Very busy Centerplace shopping center
- 140 foot Tunnel. Lots of vacuums
- Brand new. state of the art equipment to todays standards.
- Lots of room to stack cars.



Price:	\$9,495,000
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.57 AC
Construction Status:	Under Construction
Gross Building Area:	3,987 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	2026
Parking Ratio:	0/1,000 SF
APN / Parcel ID:	095914332001
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)



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One of the last remaining sites in very busy Centerplace Retail Hub proximate to national retailers like Chick-fil-A, Panera Bread, Starbucks, Lowe's, many Restaurants, and lots of other retailers.

Shadow-anchored by Safeway and Target.

Due to the extremely limited access points along Hwy 34, this site offers fantastic accessibility for car wash use.

Property Photos



Property Photos



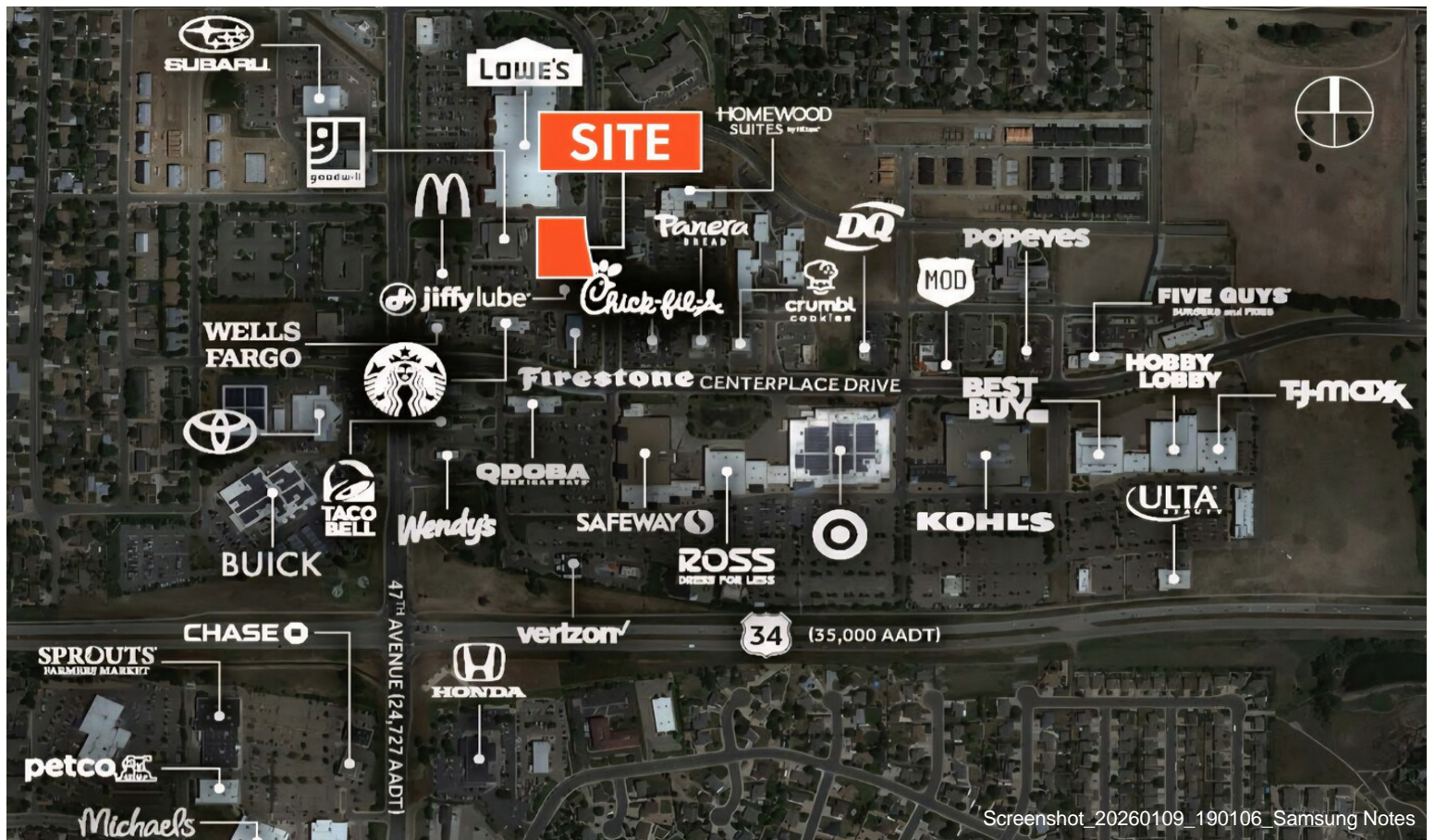
Property Photos



Property Photos



Property Photos



Property Photos





NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



VIEW 1



VIEW 2



VIEW 3

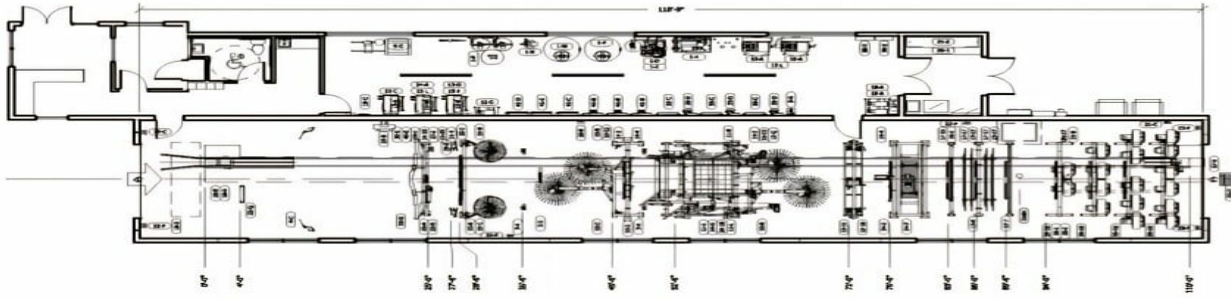


VIEW 4

Property Photos



TUNNEL ELEVATION



EQUIPMENT PLAN