



Price Reduced!!

Income Asset For Sale

0.37 acres with full service car wash building. Fully leased to car wash operator.

6465 Leetsdale Drive
Denver, CO 80224

- 4,805 square foot building
- Zoning - S-CC-3
- Lease in place until 2029!
- 2026 base rent \$169,389
- **Cap rate 9.41%**
- **Price: \$1,799,000**



Leased to Red Carpet Car
Wash and Detailing until
2029!!

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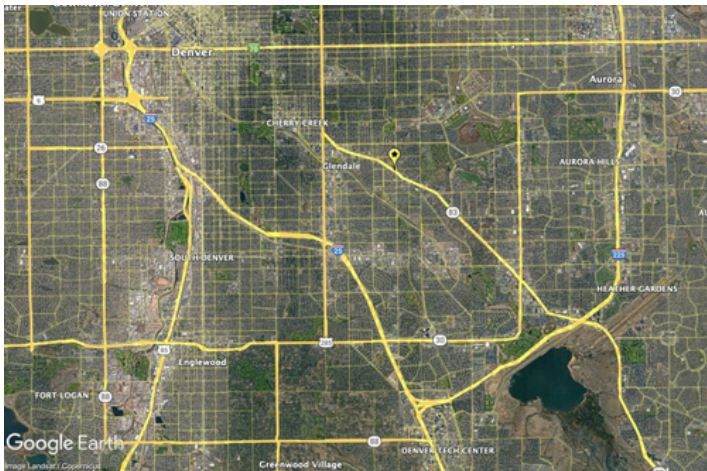
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Income Asset For Sale Price Reduced!

**6465 LEETSDALE DRIVE
DENVER, CO**

This property located in Denver, CO consists of 0.37 acres of property with 4,805 building square feet as a full service car wash operated by Red Carpet Car Wash and Detailing. Red Carpet has a lease in place until 2029.

This property is located on a triangular island along the prominent Leetsdale Drive corridor offering close proximity to fully stabilized commercial uses including multifamily and single family residential, quick service retail, middle and high schools and many other regional uses.



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