



TRIPLE S CAR WASH AND MECHANIC SHOP

802 MAIN STREET

WALSENBURG, CO 81089

Price: \$500,000

BUSINESS, FFE, AND ADJACENT
RESTAURANT PROPERTY ALSO
FOR SALE

PROPERTY SUMMARY

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089



Property Summary

Type:	Commercial
Current Use:	Self-Serve Car Wash and Mechanic Shop
Price:	\$500,000
Building Size:	1,600 SF
Lot Size:	0.28 Acres
Uncovered Truck Bays:	1
Covered Car Wash Bays:	2
Interior Mechanics Bays with Lift:	2
Roll-up Doors	2
Assessor:	Huerfano County

Property Overview

For sale is a self-serve car wash and mechanic shop in the heart of downtown Walsenburg. The property features a 1,600 SF mechanic shop with two roll-up doors, auto lift, and recently-renovated office. The self-serve car wash includes two covered bays with vacuums and an external bay for large trucks or semi's. Great for owner/users or investors, with opportunities for expansion.

BUSINESS, FF&E, AND ADJACENT RESTAURANT PROPERTY ALSO FOR SALE. CONTACT BROKER FOR DETAILS.

Location Overview

Walsenburg sits in the heart of Spanish Peaks Country. With I-25, Highway 160, and Highway 10 meeting in Walsenburg, this quaint, Southern Colorado gem is a popular stop for travelers who delight in its small-town charm and history, natural wonders, and artistic inspiration of the surrounding area. Visitors enjoy antique shops, the Walsenburg Mining Museum, the Museum of Friends, the Walsenburg Golf Course, and Wild Waters water park. Walsenburg is also adjacent to Lathrop State Park, a favorite destination for boating, swimming, hiking, and more.

PROPERTY PHOTOS

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089



REGIONAL MAP

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089



LOCATION MAP

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089



BUSINESS MAP

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089



Community Banks of Colorado



Subway



Conoco



Carl's Jr.



Godfather's Pizza Express



Fuel Center



Crafty Canary Brewery



Alpine Rose Cafe



Coco's Kitchen



Huerfano County Branch



La Plaza Historic Hotel & Restaurant

DEF. OF WORKING RELATIONSHIPS

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

DEF. OF WORKING RELATIONSHIPS

Triple S Car Wash
802 Main Street | Walsenburg, CO 81089

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

Broker