



RETAIL PROPERTY FOR SALE

WESTMINSTER AUTO SHOP

3750 W. 72ND AVE, WESTMINSTER, CO 80030



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$529,500
Lot Size:	0.36 Acres
Year Built:	1927
Building Size:	3,700
Zoning:	M1- Industrial
Market:	Central
Submarket:	North Suburban
Price / SF:	\$143.11

PROPERTY OVERVIEW

4 bay auto shop. Property also includes a large apartment where owner can either live or rent for income. Sale also includes 2 lifts and compressor. Currently leased to operator for \$1700/mo on month to month basis. Owner will finance.

B Line Light Rail Station is 3 blocks SE of the property. Currently services from Westminster Park and Ride to Union Station. Future will service from Union Station north to Longmont.

PROPERTY HIGHLIGHTS

- 4 bay auto shop
- Compressor
- 2 Lifts
- Currently income producing
- Apartment included

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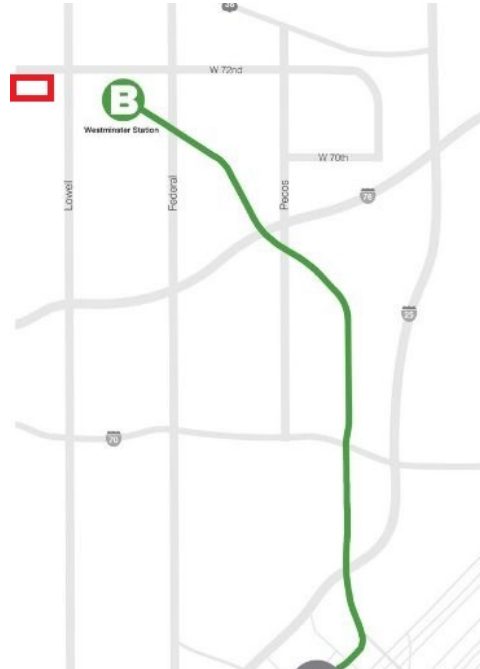
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ADDITIONAL PHOTOS



Current Light Rail Service to/from Union Station from 3 blocks SE of property



Future Light Rail Service to/from Union Station north to Longmont

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COLORADO
Department of
Labor and Employment

Division of Oil and Public Safety - Petroleum Remediation Section
633 17th Street, Suite 500
Denver, CO 80202-3610
303-318-8525 | www.colorado.gov/ops

February 24, 2017

VIA MAIL

RONALD HAGERDON
RONALD HAGERDON LLC
13928 LEXINGTON DR
WESTMINSTER CO 8002

Re: No Further Action (NFA) Determination for the former gas and service station at 3750 W 72nd Ave., Westminster, Adams County, Colorado. (Event ID #12695, Facility ID #20078)

Dear Ronald Hagerdon:

The Division of Oil and Public Safety (OPS) has reviewed the Phase II Environmental Site Assessment Report for the above-referenced site received on February 10, 2017

Based solely upon the information submitted, which shows that contamination levels are below state cleanup levels, OPS does not require any further investigation or remedial action at this time. If conditions change, OPS reserves the right to determine if any additional actions are necessary. This NFA letter is in reference to the 600-800 gallon underground storage tank that was removed in the late 1990s.

OPS cannot release you from any liability that may be associated with any contamination at or from this site.

Please address correspondence regarding this site to me and if you have any questions, please contact me at (303) 318-8507 or via email at michelle.howard@state.co.us.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Howard".

Michelle Howard
Release Coordinator
Petroleum Program

cc: Robin Fryberger, Sundance Environmental Consultants, sent via email

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LOCATION MAPS



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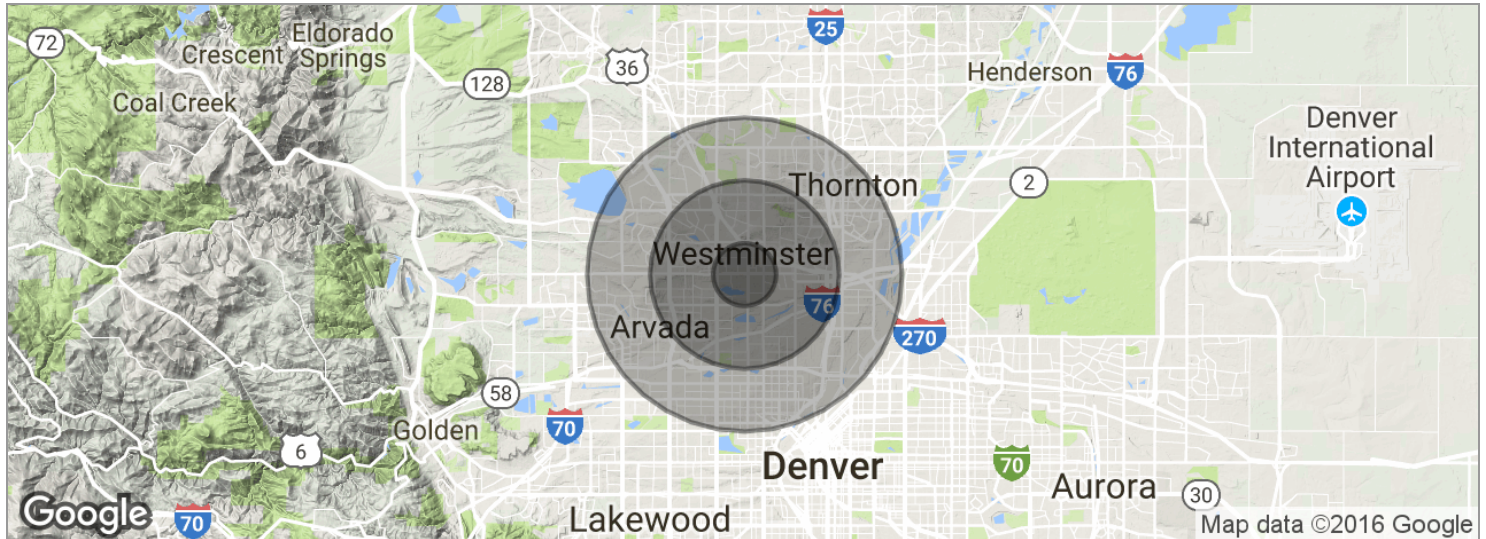
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,303	131,995	339,143
Median age	33.0	34.3	35.8
Median age (male)	31.6	33.1	34.9
Median age (Female)	35.9	35.6	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,633	48,121	133,649
# of persons per HH	2.7	2.7	2.5
Average HH income	\$47,840	\$55,153	\$60,840
Average house value	\$197,079	\$196,801	\$226,474

** Demographic data derived from 2010 US Census*

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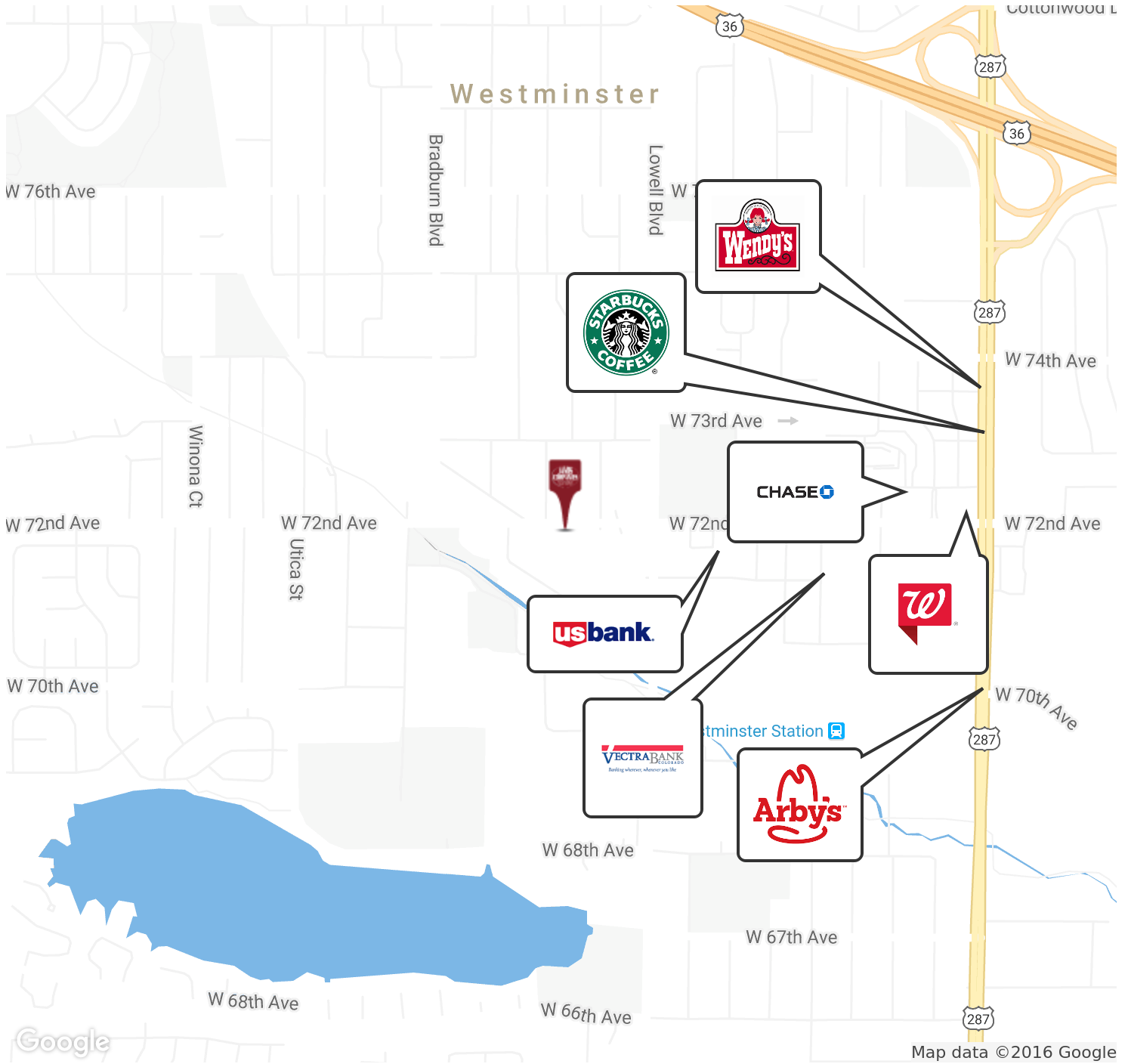
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RETAILER MAP



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