

# CAR WASH/APARTMENT FOR SALE OR LEASE

147 Comanche St, Kiowa, CO 80117



## OVERVIEW

Coming soon to the Kiowa marketplace is an amazing investment opportunity. A six-bay self-service car wash with an apartment above it. Each bay is fitted with a power wash sprayer, a foaming brush, a tire cleaning sprayer and a total of six vacuums. This car wash was originally built in 1999 and has been maintained very well over the last 19 years. For being a “small town” there is a lot of activity around it. There is a high traffic count that passes in front of the car wash every day (on average 4,700 cars) and it is on the main street of Kiowa, for anyone going into or out of town to see.

## HIGHLIGHTS

- 2 Credit Card Readers
- New Coin Machine Worth \$15,000
- New Water Softener & New Backflow Preventer
- New Space Heater for Utilities Room
- Underground Heater to Keep Ice From Building Up During Winter Months



**Sale Price:**

~~\$450,000~~  
\$375,000



**Lease Rate:**

Negotiable (Gross)



**Lot Size:**

0.571 Acres



**Zoning:**

K



**Year Built:**

1999

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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147 Comanche St, Kiowa, Colorado, 80117 (Ring of 3 miles)

## DEMOGRAPHICS



1,051  
Population



47.2  
Median Age



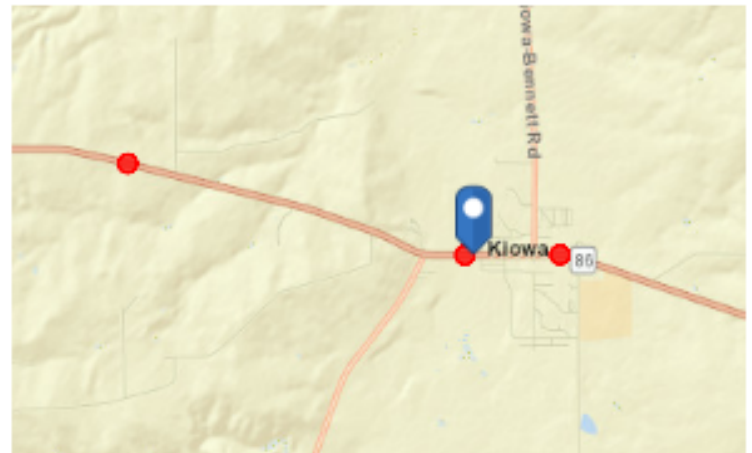
2.6  
Average  
Household Size



\$75,000  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
	5,000	0.0
	2,500	0.4
	5,100	1.7



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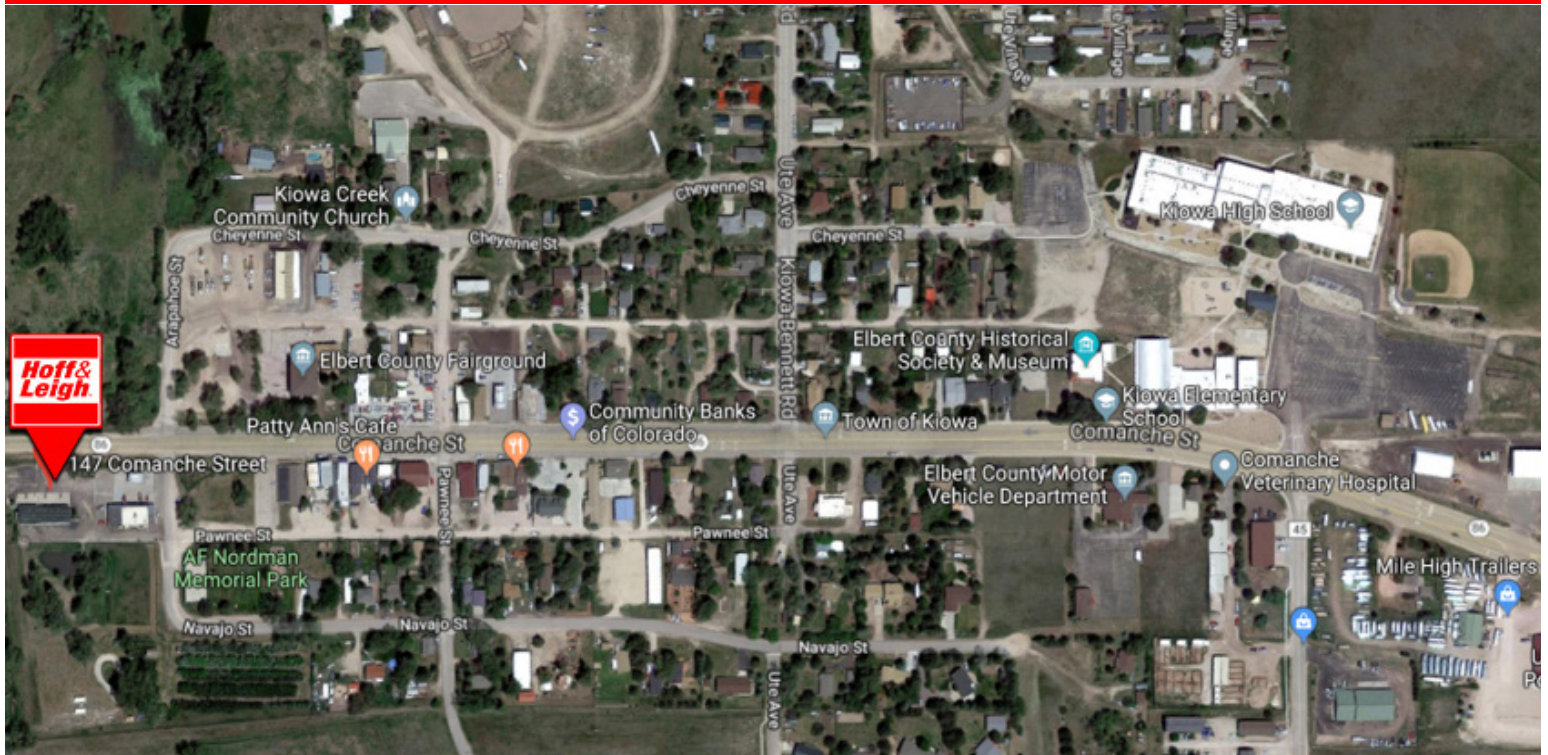
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