



**CUSHMAN &  
WAKEFIELD**

FOR SALE

**1305 West Elizabeth Street**  
Fort Collins, Colorado 80521



**SELF SERVICE  
CAR WASH**

**SALE PRICE:  
\$950,000**

**CAP RATE  
7%**

**HEART OF  
FORT COLLINS**

This property is located in the heart of Fort Collins, just off the campus of Colorado State University. The location off of West Elizabeth Street provides high visibility and convenient access in a well trafficked area. The property includes two self service bays, one automated bay, 4 vacuums, as well as multiple vending machines on site. A great opportunity to invest in or own a business that is in the heart of Fort Collins. Please call listing agent for additional details. *Please see reverse for aerial, demographics and photos.*

## Property Features

<b>Building Size</b>	1,456 SF
<b>Site Size</b>	0.25 Acre
<b>Details</b>	Two self serve bays One touchless auto bay Four vacuums Coin and credit card operated

## Property Highlights

- Exceptionally maintained self service car wash
- Vending machines included with property
- High traffic area one block from CSU, surrounded by student housing and numerous restaurants and retail shops

	2018	2017	2016	2015	2014	2013
Gross Income	\$111,955.17	\$81,320.48	\$115,347.75	\$102,689	\$84,421	\$85,969
Cost of Goods Sold	(\$4,174.35)	(\$4,569.88)	(\$4,523.12)	(\$3,982)	(\$3,212.98)	(\$3,029.98)
Gross Profit	\$107,780.82	\$76,750.60	\$110,824.63	\$98,707.00	\$81,208.02	\$82,939.02

Total Expenses	(\$68,110.91)	(\$87,200.46)	(\$73,624.15)	(\$84,592.11)	(\$65,319.96)	(\$80,291.70)
Net Profit	\$39,669.91	-\$10,449.86	\$37,200.48	\$14,114.89	\$15,888.06	\$2,647.32
Net Income	<b>\$69,258.14</b>	<b>28,150.14</b>	<b>\$71,475.48</b>	<b>\$45,601.57</b>	<b>\$47,748.06</b>	<b>\$32,197.32</b>
Cap Rate	<b>7.29%</b>					





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### Population

	1 Mile	2 Mile	3 Mile
2019 Total Population	27,775	102,768	158,500
2024 Population	30,231	111,316	171,949
Pop. Growth 2019-2024	8.84%	8.32%	8.49%

### Households

	1 Mile	2 Mile	3 Mile
2019 Total Households	10,169	42,485	64,143
HH Growth 2019-2024	10.18%	8.51%	8.63%
Median HH Income	\$30,643	\$47,371	\$56,351

For more information, please contact:

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