

# 8969 E. COLFAX AVE.

Aurora, CO 80010

FOR SALE



Additional adjacent property For Sale  
8905 E. Colfax Ave.

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8969 E. COLFAX AVE.  
14,375 SF

Additional adjacent property For Sale  
9005 E. Colfax Ave.

## PROPERTY DESCRIPTION

Carwash Property - 14,375 SF lot

## PROPERTY HIGHLIGHTS

- Assemblage: Potential to add adjacent properties together for an approximately One Acre development on East Colfax Ave.
- Zoning: OA-MS (Mixed Use)
- Highest and Best Use: Redevelopment
- 4 stories potentially
- Price: Call Broker for pricing
- Lot Size: 14,375 SF
- Building Size: 1,728 SF
- YOC: 1981

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Total Population	31,831	177,888	476,028
2020 Average household income	\$64,994	\$91,379	\$87,860
Businesses	843	9,203	26,815
Employees	6,410	80,024	265,062

\* Demographics and Traffic Counts provided by CoStar

## TRAFFIC COUNT

E. Colfax Ave. E of Alton St.	36,894/vpd
E. Colfax Ave. W of Xenia St.	32,397/vpd
Yosemite St. S of W of Beeler St.	28,570/vpd

## LOUIS LEE

303.454.5416

llee@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF**  
& CO. BROKERAGE INC.

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**& CO. BROKERAGE INC.**



Antonoff & Co. Brokerage, Inc.  
 Louis F. Lee  
 Ph: 303-454-5416 Fax: 303-454-5400

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BD24-6-16) (Mandatory 1-17)

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

**BROKERAGE DISCLOSURE TO BUYER  
 DEFINITIONS OF WORKING RELATIONSHIPS**

**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: **8969 E. Colfax Ave., Aurora, CO 80010**

or real estate which substantially meets the following requirements:

**n/a**

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

**CHECK ONE BOX ONLY:**

Buyer(s) Initials \_\_\_\_\_

**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.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the seller's agent and Buyer is a customer. Broker, as seller's agent, 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 of Buyer.

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

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting 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 shall 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.**

If this is a residential transaction, the following provision shall apply:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGEMENT:**

The Buyer acknowledges receipt of this document on .

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**BROKER ACKNOWLEDGEMENT:**

On , Broker provided (Buyer) with this document via and retained a copy for Broker's records.

Brokerage Firm's Name: **Antonoff & Co. Brokerage, Inc.**

*Louis F. Lee*

Date: **11/22/2019**

Broker: **Louis F. Lee**

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BD24-6-16. BROKERAGE DISCLOSURE TO BUYER

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Buyer(s) Initials \_\_\_\_\_

# RUCKERS SUBDIVISION FILING NO. 1

A RESUBDIVISION OF LOTS 24, 25 AND A PART OF LOTS 26, 27 AND 28 BLOCK 32 AURORA SUBDIVISION  
A PART OF THE SW 1/4 OF THE SW 1/4 SECTION 34 T. 3 S., R. 67 W., OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned warrants that as owners of a part of the SW 1/4 of the SW 1/4 of Section 34, T. 3 S., R. 67 W., of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the SW Corner of said Section 34; thence northerly along the West Line of said Section 34 a distance of 50.00 feet; thence on a deflection angle to the right of 90°00'37" and along the South Line extended and the South Line of Block 32, Aurora Subdivision, a distance of 174.94 feet to the Point of Beginning; thence continuing along the South Line of said Block 32 a distance of 135.14 feet to the SE Corner of said Block 32; thence on a deflection angle to the left of 90°00'32" and along the East Line of said Block 32 a distance of 110.07 feet; thence on a deflection angle to the left of 89°59'43" a distance of 127.14 feet; thence on a deflection angle to the left of 90°00'17" a distance of 55.03 feet; thence on a deflection angle to the right of 90°00'24" a distance of 8.00 feet; thence on a deflection angle to the left of 90°00'24" a distance of 55.03 feet to the Point of Beginning, containing 14,433.8 Square Feet or 0.331 Acres, have laid out, platted and subdivided the same into a lot and block as shown on this plat under the name and style of "RUCKERS SUBDIVISION FILING NO. 1," and by these presents do grant to the City of Aurora, Colorado, for the perpetual use of the public, the streets shown hereon and not previously dedicated for public use.

### COVENANT

The undersigned owners, for themselves, their heirs, successors and assigns, covenant and agree with the City of Aurora that no structure constructed on any portion of the platted land described herein shall be occupied or used unless and until all public improvements, as defined by Article XXII, Chapter 41, of the City Code of Aurora, Colorado, are in place and accepted by the City, or cash funds or other security for the same are escrowed with the City of Aurora, and a Certificate of Occupancy has been issued by the City.

### OWNER:

UNITED BANK OF AURORA

*J. K. Hazlett*  
J. K. Hazlett, President

*Jack Heimbichner*  
Jack Heimbichner, Secretary

### NOTARIAL

State of Colorado } ss  
County of Adams

The foregoing was acknowledged before me this 6<sup>th</sup> day of January A.D., 1981, by J. K. Hazlett and Jack Heimbichner, President and Secretary respectively.

Witness my Hand and Official Seal: *Calvin J. ...*  
Notary Public  
My Commission Expires 3-14-84

### SURVEYOR'S CERTIFICATE

I hereby certify that I was responsible for and in charge of the field survey used in the preparation of this plat; that the positions of the platted points shown hereon have an accuracy of not less than one foot in ten thousand (10,000) feet prior to adjustments, and that all boundary monuments and control corners shown hereon were in place as described on

### RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Adams County Clerk and Recorder in the State of Colorado, at 8:00 AM, on the 13<sup>th</sup> day of MARCH A.D., 1981.

Clerk and Recorder *William ...*

Deputy *Velma E. Mikelson*

### CITY OF AURORA APPROVALS

CITY ENGINEER *H. C. LaBonde*  
CITY ATTORNEY *Lance R. Kneth*  
PLANNING COMMISSION *B. Owens* Chairman

DATE 1/8/81 File: 14  
DATE 2/17/81 MAP: 728  
DATE 2/12/81 Rec.#: B313446

The foregoing instrument is approved for filing, and conveyance of the streets and easements shown hereon is accepted by the City of Aurora, Colorado, this 18<sup>th</sup> day of FEB A.D., 1981, only after construction of said streets has been completed by the subdivider.

Mayor *...* City Clerk *G. E. Johnston*

### NOTES:

- The easement area within each lot is to be continuously maintained by the owner of the lot, excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.
- Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lines and emergency service roads, and shall be posted "No Parking - Fire Lane."

