

Shammy Car Wash

951 S. Kipling Parkway, Lakewood

PROPERTY HIGHLIGHTS

- Land Sq. Ft.: 25,032
- Building Sq. Ft.: 2,761
- YOC: 1998
- Taxes: \$6,681.92
- Construction: Brick



INVESTMENT HIGHLIGHTS

- 7 Bay Heated System
- High Traffic Neighborhood & Commuter Location
- Well Maintained & Landscaped
- Alarm & Security Cameras
- Upper Middle Class Demos
- Great Opportunity to Grow Sales
- One Owner Since 1999
- \$725,000



*Source: Demographicsnow.com

| <u>Demographics*</u> | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------|---------------|----------------|----------------|
| Population | 11,361 | 103,489 | 287,501 |
| Average Income | \$72,715 | \$69,591 | \$67,080 |

Traffic Counts*

| | |
|---------------------------------|--------|
| S. Kipling Pkwy & Kentucky Ave. | 45,800 |
| S. Kipling Pkwy. & N. Alameda | 47,100 |

This is a tremendous investment opportunity to purchase real estate and a low-maintenance, cash flowing business with great visibility on busy Kipling Parkway (over 45,000 AADDT). This meticulously maintained property has had only one owner. This is an all cash business that could increase revenue through marketing and the addition of credit card acceptors and new technology vending. This property is priced to sell and is the most well maintained car wash on the market.

For more information call Mark Valente
303.220.7919 ext. 109

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