

# De Beque Truck Wash

846 45 RD | De Beque, CO 81630



**\$450,000**

TRUCK WASH & ADJOINING  
LOTS FOR SALE



## Property Overview

BRC Real Estate is pleased to present a one-of-a-kind Truck Wash in De Beque, CO. The property is easily accessible and highly visible to the public. Consisting of three oversized bays, each offering two wands and thermostat-controlled concrete heated flooring. The existing structure can be repurposed for various uses, or an owner-operator can easily renovate and continue operating as a truck wash at minimal cost. The Piceance Basin encompasses De Beque and is a major transportation pass-through for the energy resource extraction industry. Renderings of the existing structure have been created to provide an idea of a potential conversion. Contact our professional team at BRC Real Estate to gain more information.



**BLDG SIZE**  
9,174SF



**LOT 1 (WASH)**  
1.04 Acres



**LOT 2 (LAND)**  
3.07 Acres



**ZONING**  
AFT



**BAYS**  
3 TRUCK WASH BAYS



**BAY NOTES**  
20' x 60' x 20'  
(width x length x height)

Costar 2022, CDOT

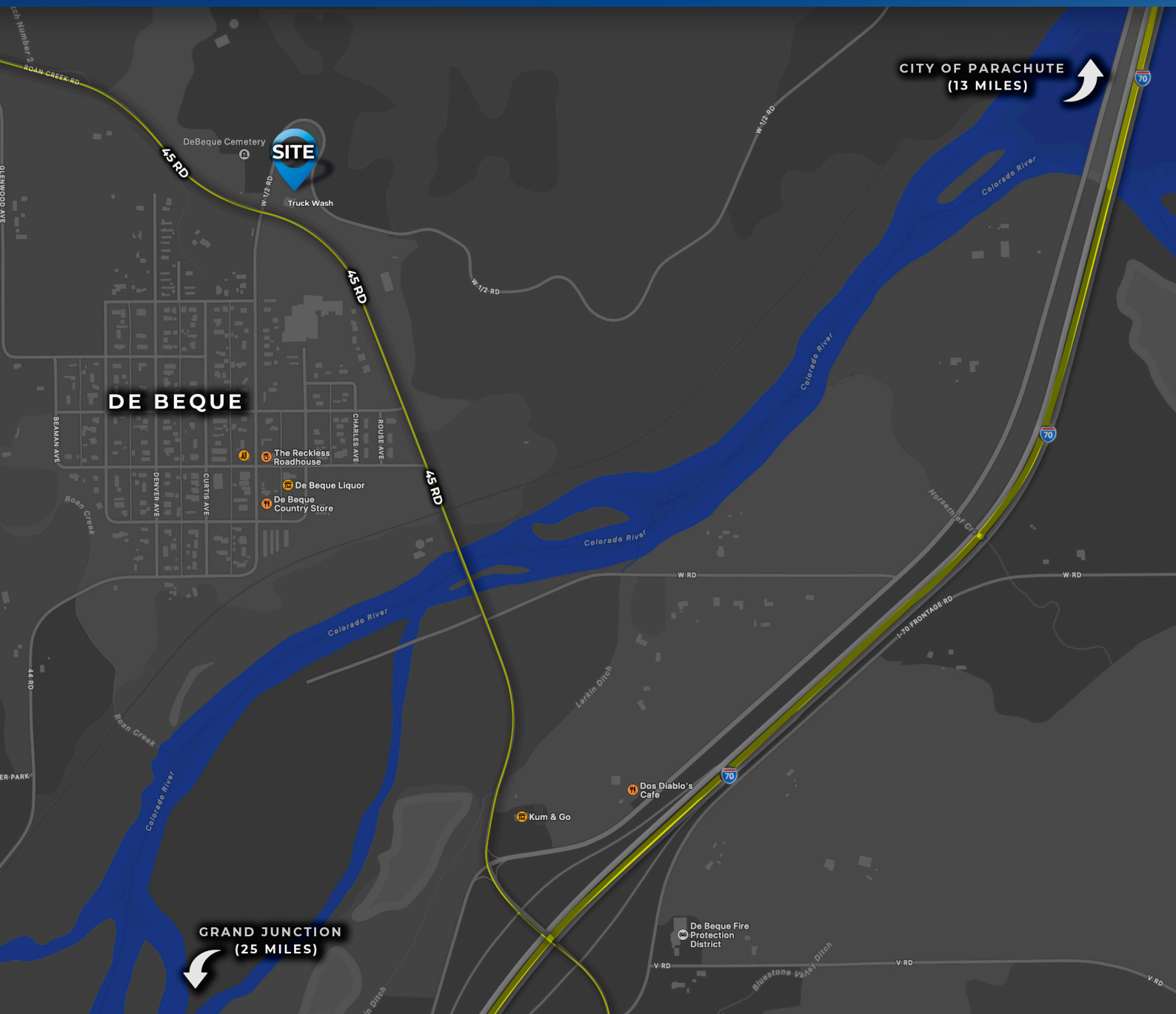
## area Demographics

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	437	713	742
<b>AVG HH INCOME</b>	\$81,044	\$81,213	\$80,882
<b>AVG HH VALUE</b>	\$398,836	\$397,856	\$397,944

**TRAFFIC COUNTS**

I-70 @ 45 Rd Exit

1,400 VPD  
Single Unit Trucks: 80 Per Day  
Combination Trucks: 60 Per Day



## aerial map & competition

De Beque is a quaint and historic community nestled along the Colorado River and Roan Plateau.

Easily accessed off I-70, just 25 miles east of Grand Junction in Mesa County, Colorado, and 212 miles west of Denver, this route is highly trafficked by truckers and travelers alike.



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