



Hudson Conoco

540 Main Street | Hudson, CO



\$4.5M

STATION FOR SALE - HIGH VISIBILITY
& EASY ACCESS

Property Overview

Now is your chance to own a high-performing gas station situated in the heart of Hudson, CO. This Conoco-branded station boasts a large pylon sign visible to bustling I-76, a key transportation route connecting to I-70 & I-80, two of the longest interstate routes in the United States. The station offers easy access and ample space for its customers, making it a desirable stop for those passing through town and residents of the surrounding neighborhood. The well-maintained convenience store offers hot food and cold beer and has recently undergone upgrades such as a newly installed 8-ton air conditioner and two new registers. The canopy has also been updated with LED lighting, creating wonderful curb appeal at night. The property includes a former car wash structure that is currently being utilized as storage. Over the years, this station and business have maintained a loyal customer base due to the operator's attention to detail and excellent customer service. For more information on this thriving gas station and excellent cash-flowing opportunity, please contact our professional team at BRC Real Estate.



BLDG SIZE
2,967 SF



LAND SIZE
0.61 Acres



YEAR BUILT
1996



BRANDING
Conoco



PARKING
14 Surface Spaces

area Demographics

POPULATION

HOUSEHOLDS

H.H. INCOME

TRAFFIC COUNTS

1 MILES

3 MILES

5 MILES

1,236

1,750

3,535

415

584

1,163

\$85,916

\$90,101

\$95,584

Dahlia St SE @ Main St
I-76 @ Main ST

7,876 VPD
18,703 VPD

Tank Information

1 REGULAR UNLEADED
Capacity: 12,000 Gallons

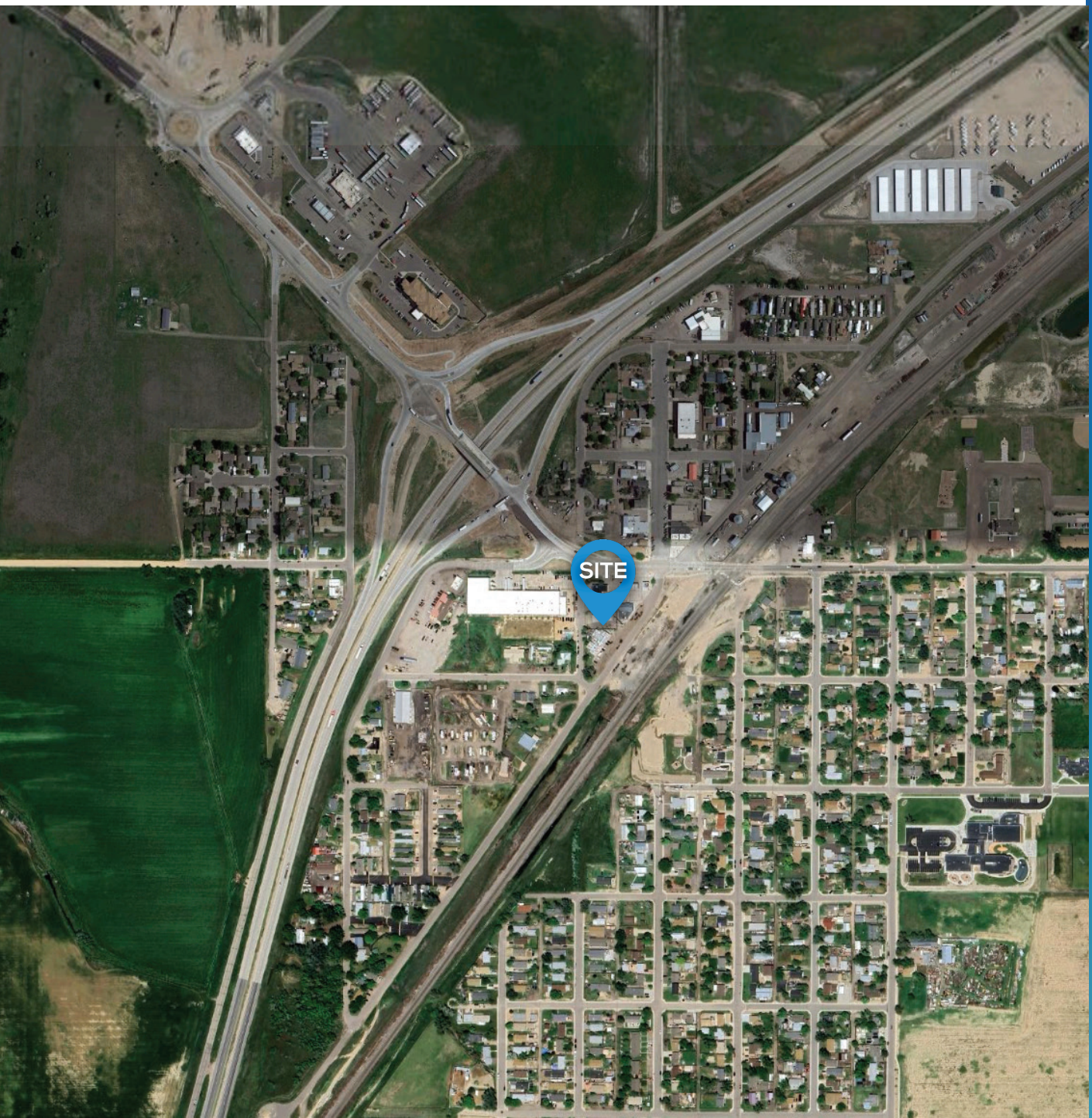
2 PREMIUM UNLEADED
Capacity: 12,000 Gallons

3 DIESEL
Capacity: 6,000 Gallons

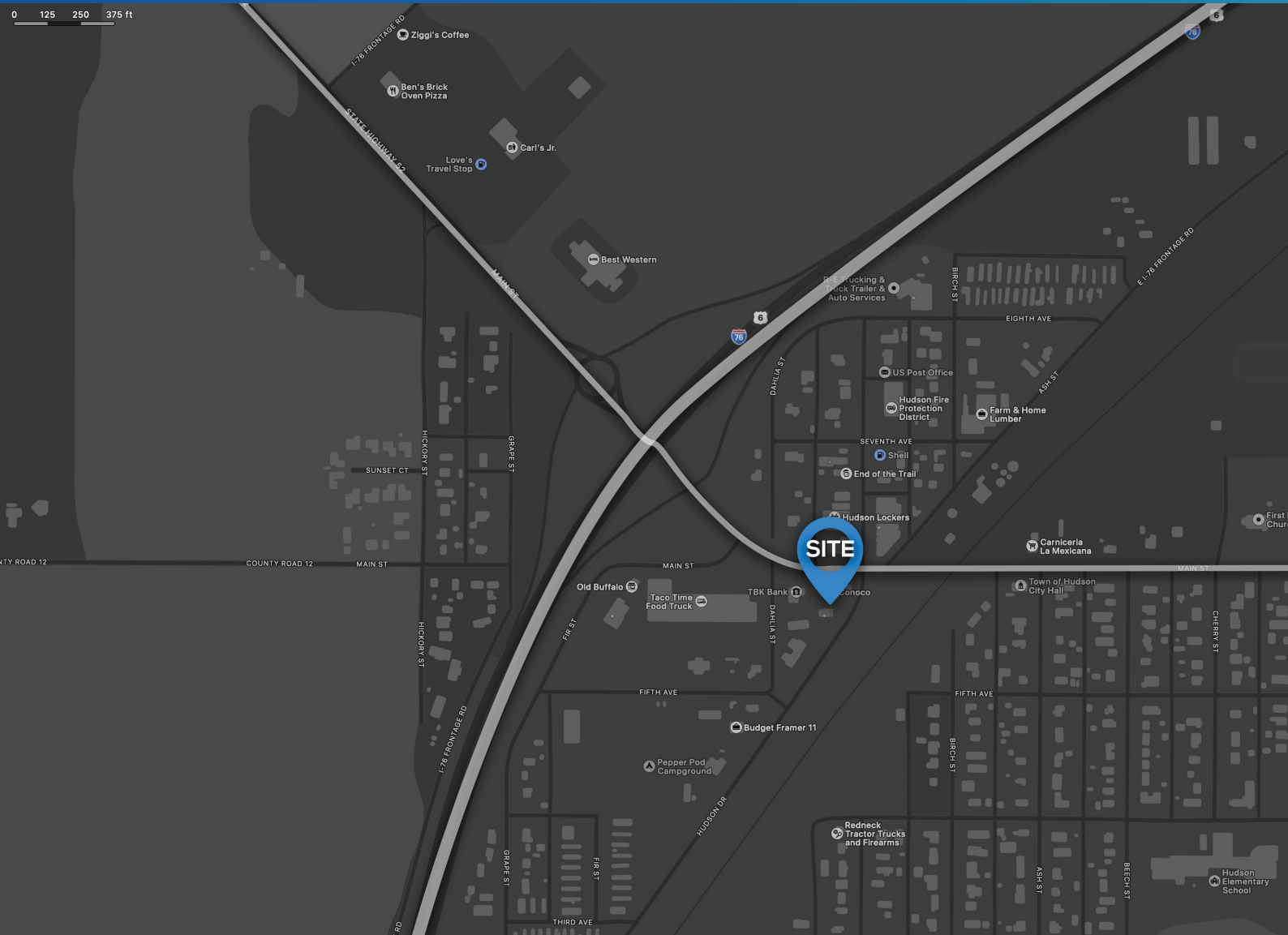
OPERATION ID
7043

MATERIAL
Fiberglass Reinforced Plastic

INSTALLED
1996



0 125 250 375 ft



REAL ESTATE



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