



# Hudson Shell

660 CEDAR STREET | HUDSON, COLORADO



**\$1,100,000**

~~\$1,500,000~~

DON'T MISS THIS GREAT STATION -  
INVENTORY INCLUDED!



## property Overview

Don't miss out on this opportunity to own a gas station just a short 30 minutes from Downtown Denver! This store has a loyal customer base and it is easy to manage. With a 20% down payment, the Owner is willing to entertain financing the balance to the right Buyer. LIQUOR STORE ALSO FOR SALE. ASK BROKER FOR DETAILS.

\*Buyer must honor current fuel supply agreement.



**BLDG. SIZE**  
1,792 SF



**LAND SIZE**  
9,375 SF



**YEAR BUILT**  
2002



**BRANDING**  
Shell



**PROP. TYPE**  
Retail Gas

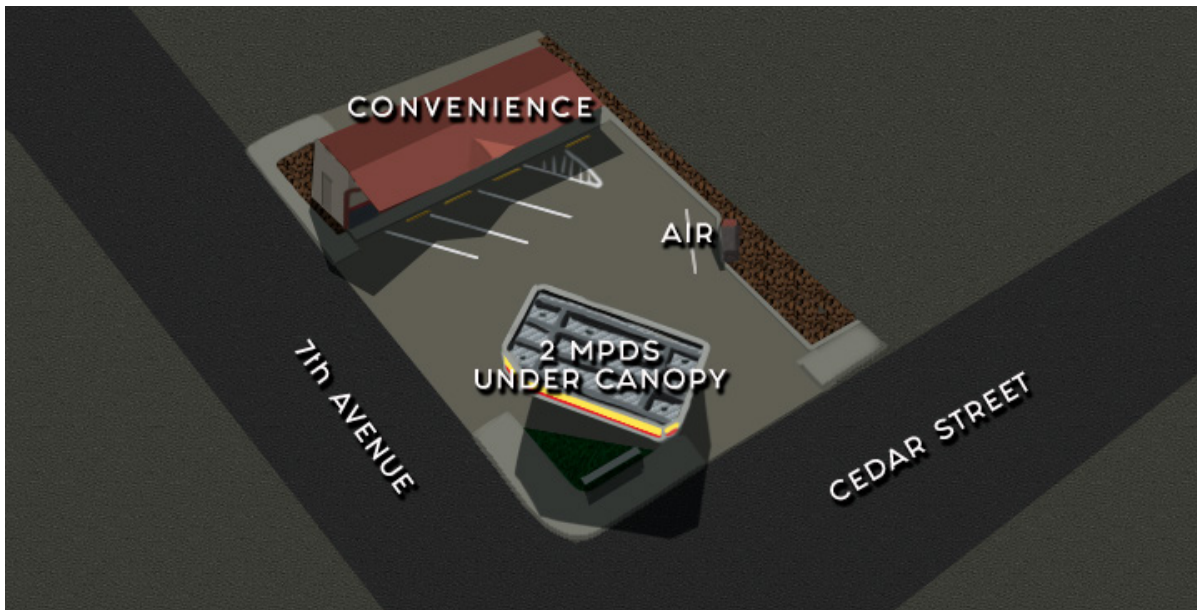


**NOTES**  
Inventory Included

Costar, 2023

## area Demographics

	2 MILES	5 MILES	10 MILES
<b>POPULATION</b>	1,341	3,543	50,437
<b>HOUSEHOLDS</b>	450	1,166	16,649
<b>H.H. INCOME</b>	\$86,770	\$95,594	\$102,887
<b>MEDIAN AGE</b>	37	39	37
<b>TRAFFIC COUNTS</b>	Hudson Drive @ Main Street Main Street @ State Hwy 52		5,738 VPD 9,791 VPD



## tank Information

LLD  
Mechanical

MATERIAL  
Reinforced Plastic

1

### UNLEADED REGULAR

Installed: 2002  
Capacity: 12,000 Gallons

2

### UNLEADED PREMIUM

Installed: 2002  
Capacity: 8,000 Gallons

3

### DIESEL

Installed: 2002  
Capacity: 8,000 Gallons



# aerial map & competition



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