



Keensburg Shell

165 MARKET STREET | KEENSBURG, COLORADO



\$4,500,000

DON'T MISS THIS GREAT LOCATION &
HIGHLY TRAFFICKED STATION

property Overview

Don't miss this opportunity to have a station along I-76. Located in Keensberg, CO, just a short drive Northeast of Denver, this shell gas station catches traffic from those passing through, to the locals who use it for their convenience needs. This large store is situated on the population side of the highway and has a loyal local customer base. The store includes a beer cave. Please contact the broker to get details on the impressive store sales and the potential to assume the below market loan.



ORIG. BLDG
1,800 SF



MKT BLDG
4,608 SF



YEAR BUILT
1981 / 2020



LAND SIZE
35,444 SF



NOTES

Original building used for storage & as an ice making facility

Costar, 2023

area Demographics

	2 MILES	5 MILES	10 MILES
POPULATION	2,896	3,758	8,483
HOUSEHOLDS	1,036	1,344	2,991
AVG HH INCOME	\$84,227	\$86,051	\$95,064
MED HOME VALUE	\$408,235	\$426,785	\$441,363
TRAFFIC COUNTS	Market St @ N 1st St I-76 @ Market St		3,243 VPD 11,500 VPD

tank Information

OPS ID
012345

1

UNLEADED
REGULAR

Installed: 2002
Capacity: 12,000 Gallons
Material: Fiberglass Reinforced Plastic

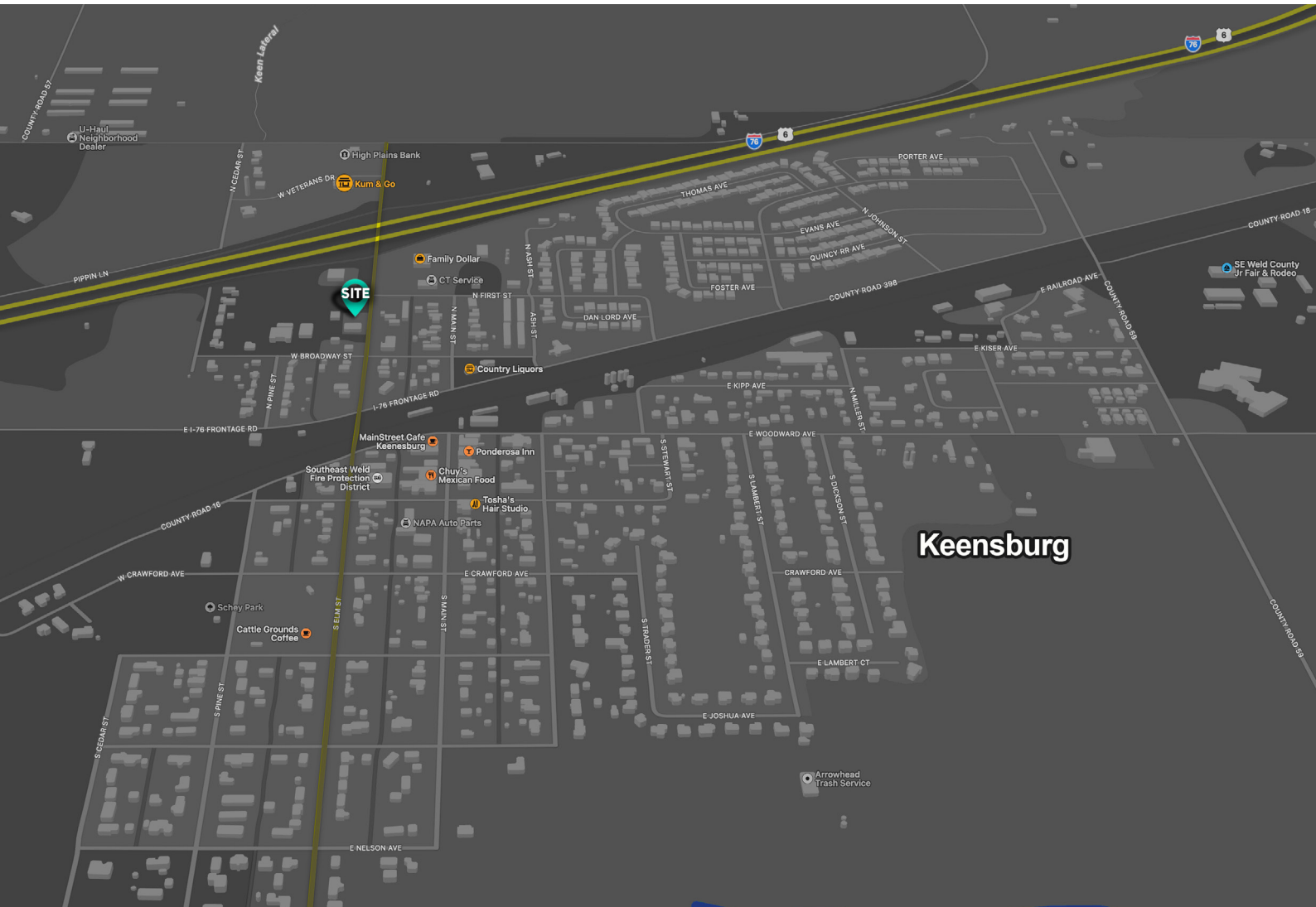
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UNLEADED
PREMIUM

Installed: 2002
Capacity: 12,000 Gallons
Material: Cathodically Protected Steel



aerial map & competition



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