

# AUTOMOTIVE SHOP FOR SALE

## GREG'S AUTO REPAIR

10310 S. DRANSFELDT ROAD, PARKER, CO 80134



## PROPERTY FEATURES

- 9,104 SF on 0.777 AC For Sale
- Established and Recently Renovated Automotive Shop
- Potential to Demise or Create Rental Unit
- Water & Sanitation Provided by Parker Water & Sanitation
- Gas & Electric Provided by CORE / Xcel Energy

## PROPERTY DETAILS

SIZE	9,104 SF on 0.777 AC
PRICE	\$3,600,000.00 (\$395/SF)
PROPERTY TAXES	\$31,435.00 (2023)
LOADING	Two (2) Drive-in Doors
CLEAR HEIGHT	±14' Clear
POWER	200A / 240V; 1-Phase <i>(to be verified by an electrician)</i>
ZONING	Industrial

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,031	\$125,047	\$442,342
5 Mile	138,100	\$142,312	\$476,256
10 Mile	544,472	\$140,626	\$479,338

\*2028 Projected Population

### PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

### TRAFFIC COUNTS

#### Vehicles Per Day (VPD)

- Approx. 9,300 VPD on Dransfeldt Rd.
- Approx. 12,000 VPD at Dransfeldt Rd. & Lincoln Ave.
- Approx. 50,000 VPD on Parker Rd. at Plaza Dr.

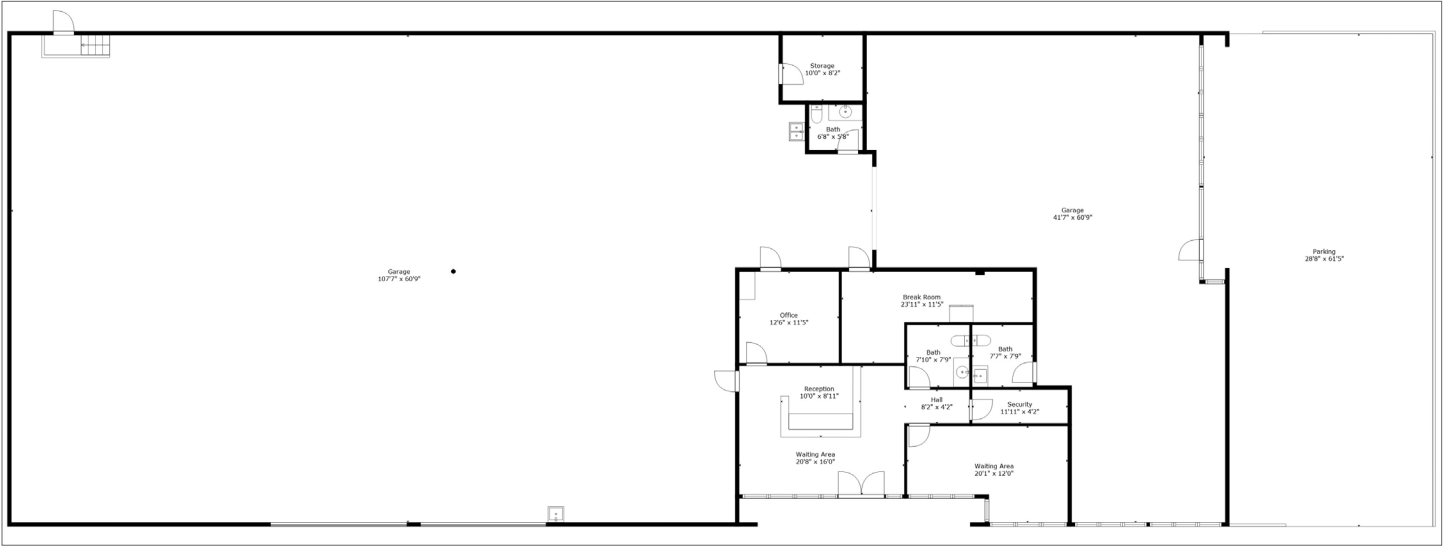
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## FLOOR PLAN



## INTERIOR PHOTOS



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