

PREMIER CAR WASH

2 AUTOMATIC & 4 SELF SERVE BAYS

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$1,825,000

BUILDING: 2,976 SF

LOT: 23.581 SF

YEAR BUILT: 2006

ZONING: MX-M HS

2025 TAXES: \$8,874

725 VILLAGE CENTER DR
COLORADO SPRINGS, CO 80919



FEATURES

Located in the high traffic Safeway Village shopping center at Rockrimmon and Vindicator, this well maintained car wash is the largest car wash serving the greater Rockrimmon area, Mountain Shadows, Oak Valley, and Peregrine

- 4 Self serve wash bays
- 2 Automatic drive thru washes
- Self serve dog wash with all amenities
- 4 Vacuums and 2 shampoo stations
- Vending room with drinks and snacks
- Well organized and efficient mechanical room

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

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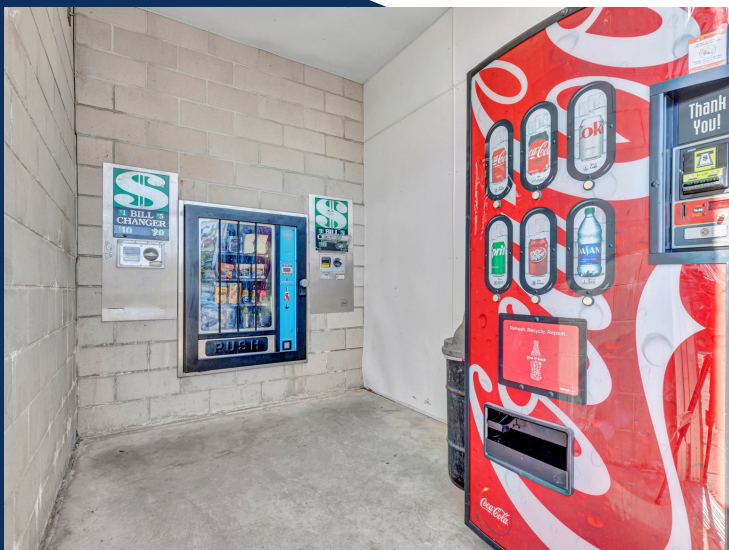
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DEMOGRAPHICS

1 MILE

3 MILES

2024 POPULATION

11,504

53,547

HOUSEHOLDS

4,419

21,320

TRAFFIC COUNT

S ROCKRIMMON BLVD & VINDICATOR

11,000+

Source: MOODY's