

Turnkey Automotive Opportunity

201 South Navajo Street Denver, CO 80223



FOR SALE

Baylor Watkins

720.295.5843

b.watkins@bellstreet.com

Will Harrison

702.406.4936

w.harrison@bellstreet.com


BellStreet

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc

For Sale

201 South Navajo Street Denver, CO 80223



Property Description

This is a turnkey auto shop at 201 South Navajo Street, set up and ready to operate. The 3,549 SF building was constructed in 1977 and sits on I-B zoned land, a practical fit for auto-related services in an established industrial corridor. For an owner-operator or investor, the infrastructure is already in place. You're not building from the ground up, you're stepping into a well-located, functional shop in a part of Denver that has consistently supported this type of business.

Property Highlights

- Turnkey automotive shop, ready to operate from day one
- 6 service bays, 3,549 SF building built in 1977
- I-B (Industrial Buffer) zoning permits auto repair, vehicle sales, service and maintenance, and other vehicle-related commercial uses
- Well-maintained building and infrastructure, no major capital outlay required
- Established industrial corridor location with easy vehicle access

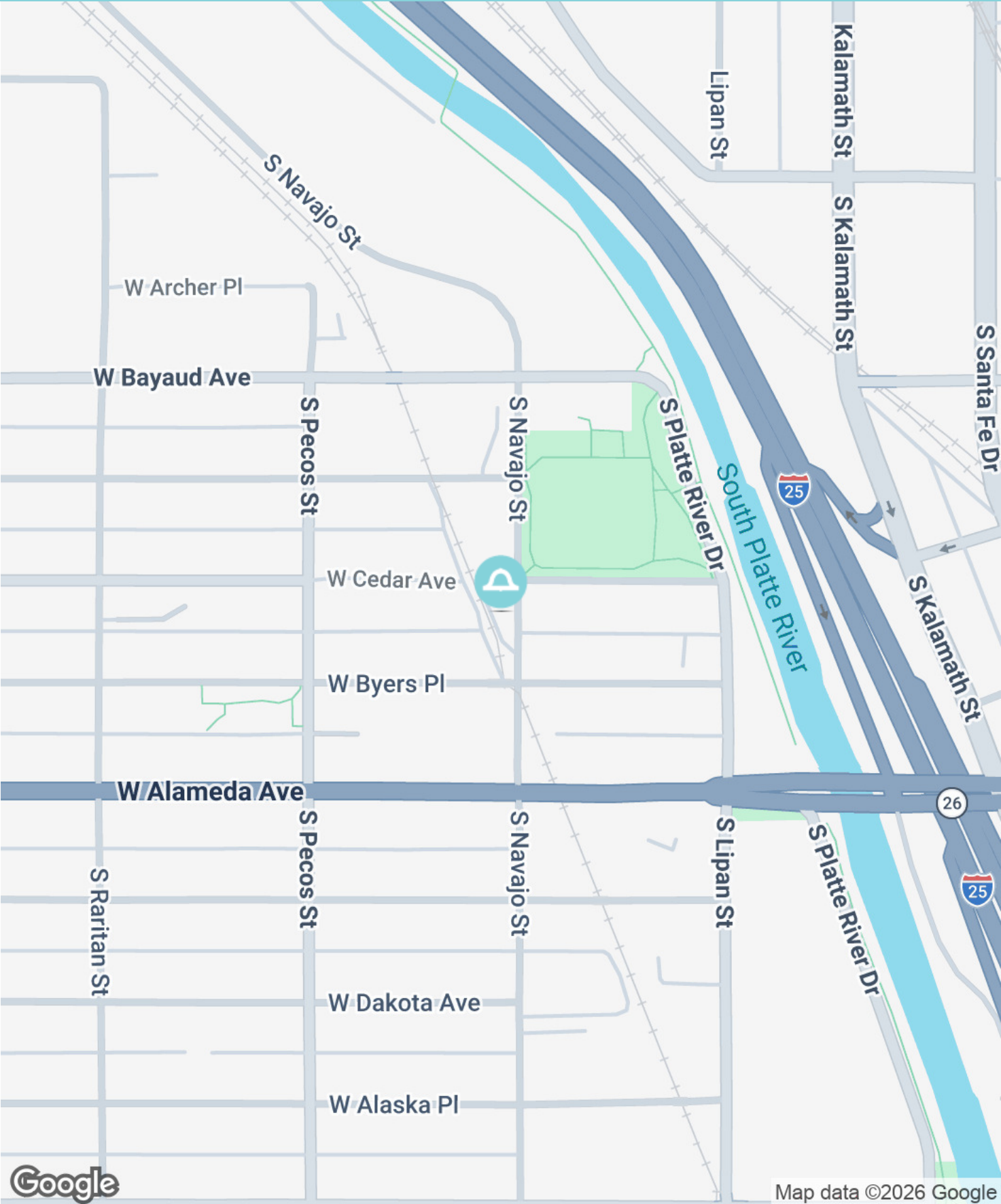
Offering Summary

Sale Price:	\$1,300,000
Lot Size:	0.096 Acres
Building Size:	3,549 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	239	1,120	6,870
Total Population	541	2,392	14,918
Average HH Income	\$76,523	\$92,609	\$111,434

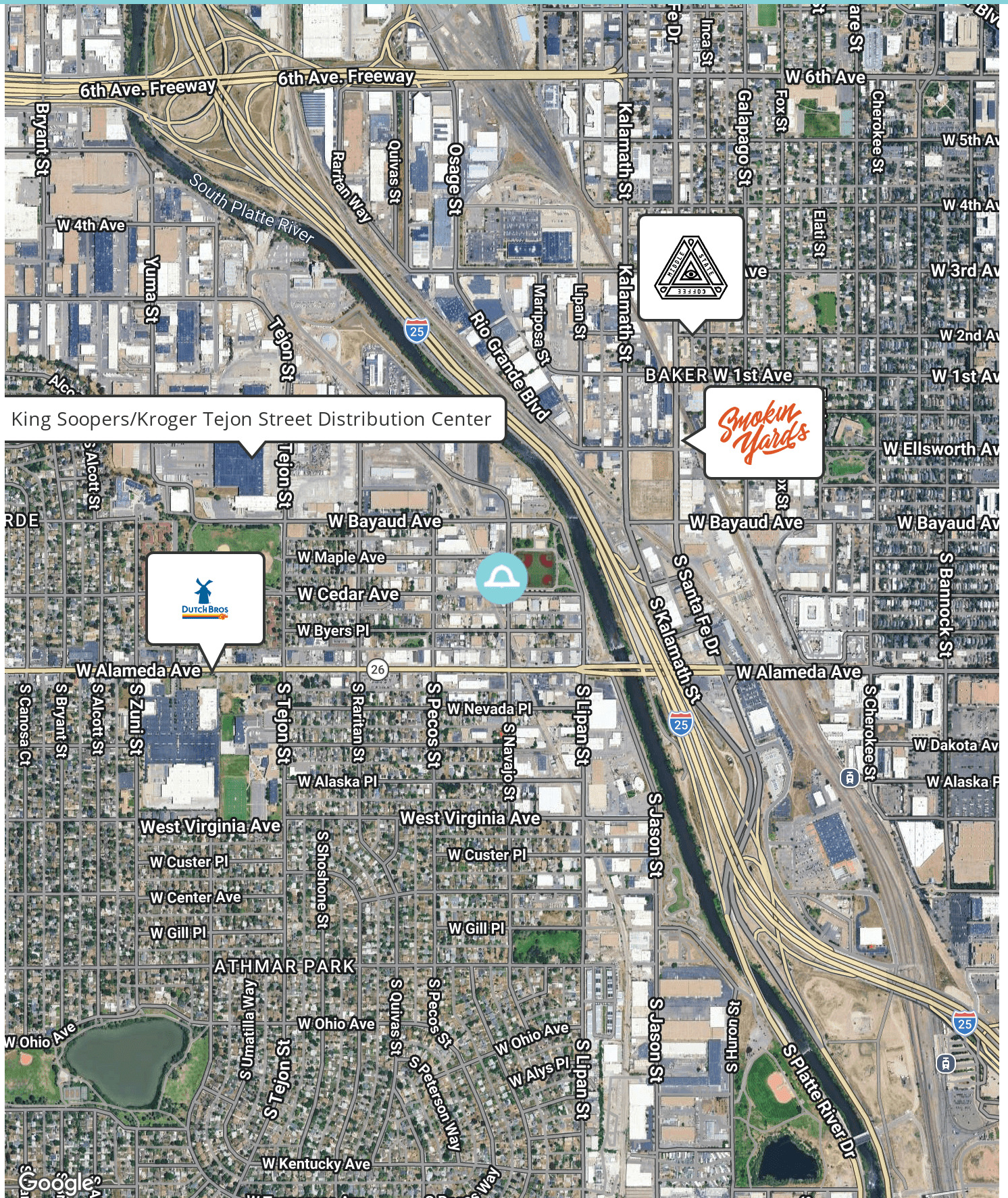
For Sale

201 South Navajo Street Denver, CO 80223



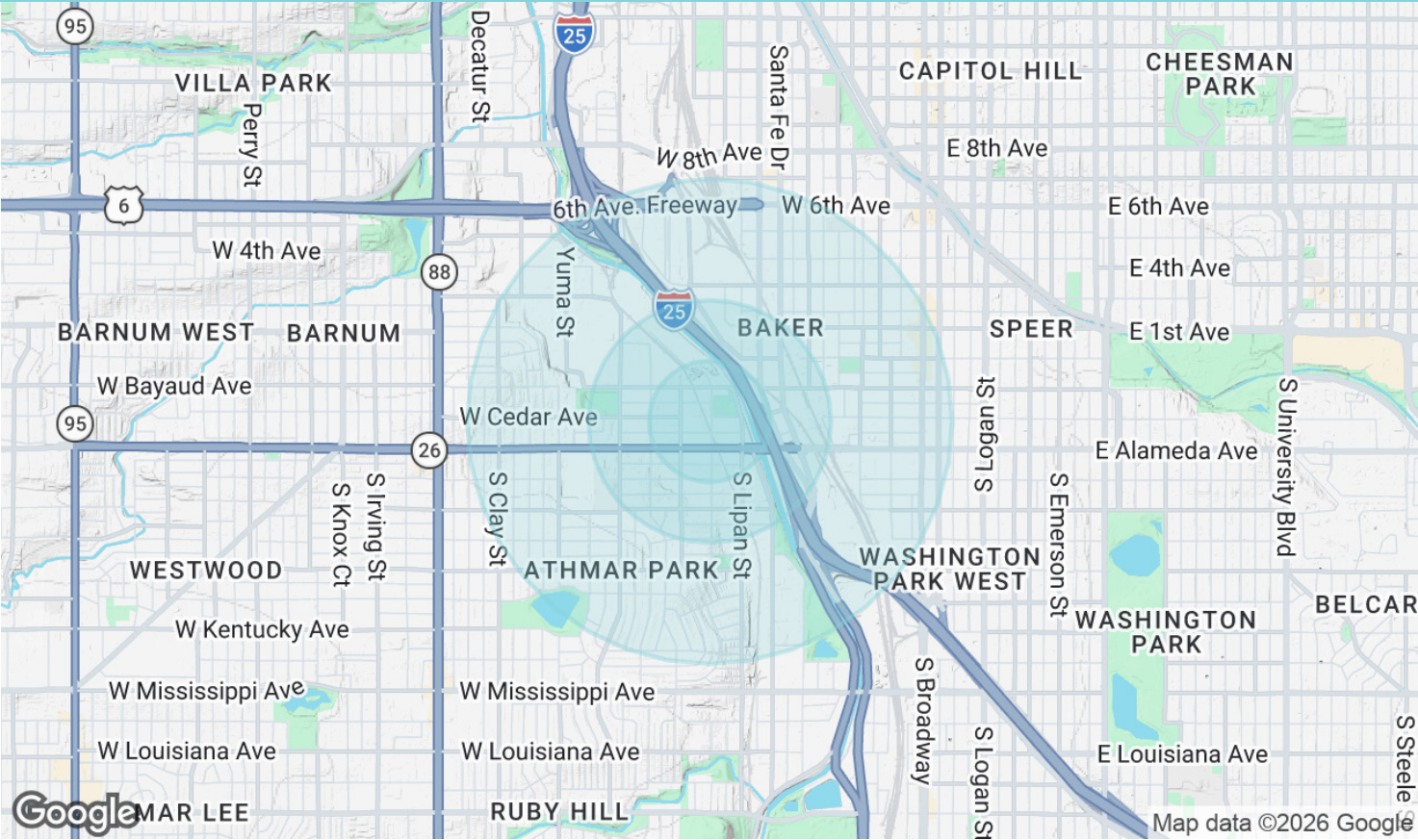
For Sale

201 South Navajo Street Denver, CO 80223



For Sale

201 South Navajo Street Denver, CO 80223



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	541	2,392	14,918
Average Age	30.7	31.0	34.1
Average Age (Male)	21.6	27.1	33.6
Average Age (Female)	39.2	34.6	34.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	239	1,120	6,870
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$76,523	\$92,609	\$111,434
Average House Value	\$509,633	\$518,987	\$561,890

2023 American Community Survey (ACS)

For Sale

201 South Navajo Street Denver, CO 80223



Baylor Watkins

Associate Advisor

b.watkins@bellstreet.com

Direct: **720.295.5843**

Professional Background

Born in El Paso, Texas, Baylor Watkins made his way to Denver after graduating from the University of Texas at Austin, where he earned a Bachelor of Business Administration in Management Information Systems through the Canfield Business Honors Program.

Before joining BellStreet, Baylor spent four years in management consulting, working alongside Fortune 100 executives and cross-functional teams to solve complex business problems, manage high-stakes decisions, and keep large-scale initiatives moving forward. That work gave him a deep appreciation for understanding what clients actually need, structuring a clear path to get there, and earning trust through results rather than promises. He brings that same mindset to BellStreet's retail practice, guiding clients through every side of a transaction, whether they are selling, buying, or leasing retail space across Denver.

Outside the office, you can find Baylor skiing, mountain biking, golfing, or cheering on the Broncos. His background in client advisory work and his genuine curiosity about what makes businesses thrive give BellStreet's retail clients a thoughtful and determined advocate from the very first conversation.

BellStreet

1415 Park Ave W
Denver, CO 80205
303.731.5800