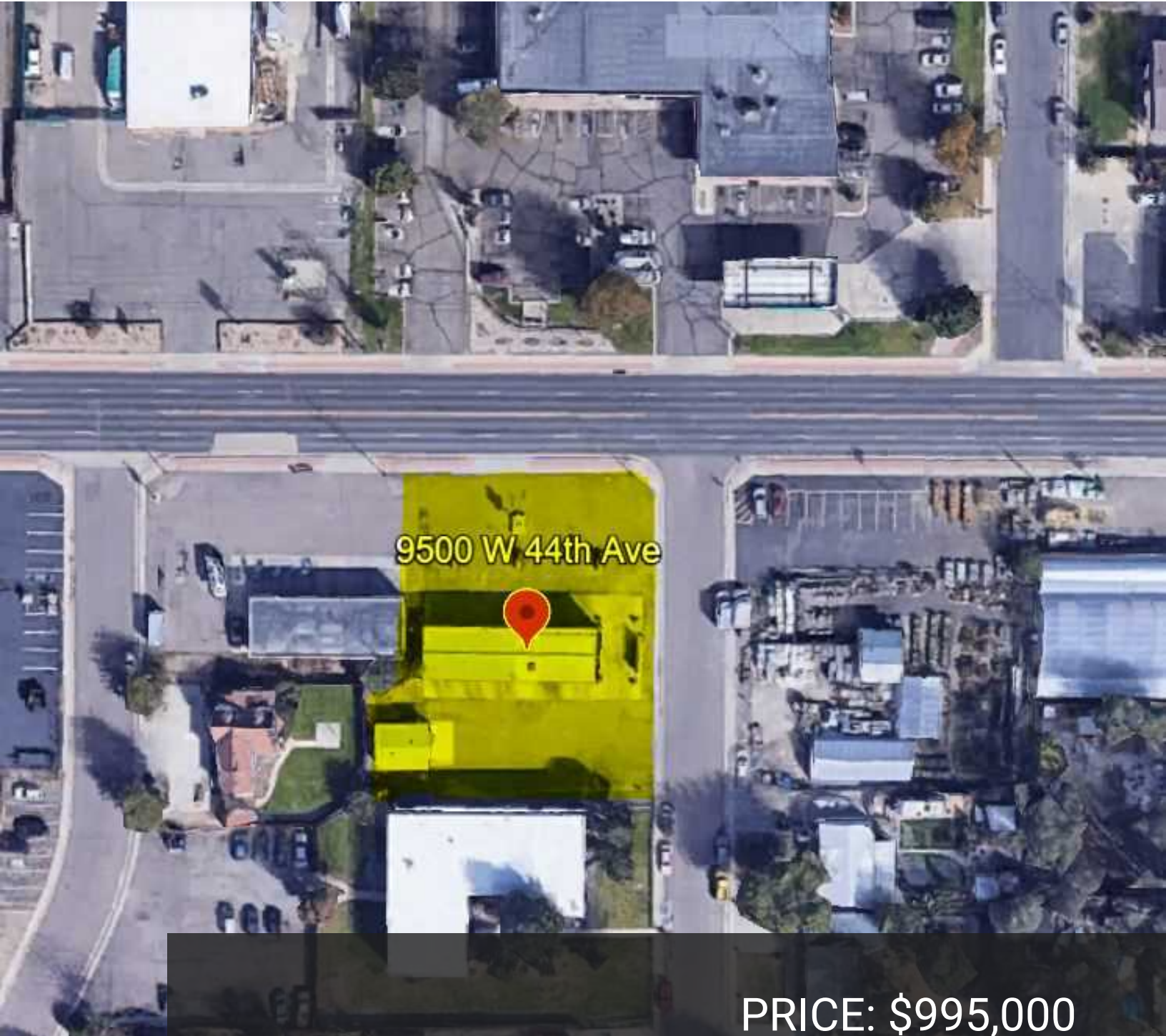


PRIME REDEVELOPMENT OPPORTUNITY



CAR WASH OR REDEVELOPMENT SALE

9500 WEST 44TH AVENUE, WHEAT RIDGE, CO 80033



PRICE: \$995,000

Suite 200, 5261 South Quebec Street
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
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CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Property Overview

Versatile Investment Opportunity in Wheat Ridge, CO

This 0.42-acre property, located at 9500 West 44th Avenue, currently operates as a fully functional car wash but also offers significant redevelopment potential. The site features four self-service bays, one RV/Truck self-service bay, six Super-Vac cabin vacuums, interior cleaner vending machines, and bill changers. Positioned in a high-traffic area with excellent visibility and strong local demographics, this property is a prime candidate for a variety of commercial uses.

Location Overview

Strategically Positioned in Thriving Wheat Ridge, CO

Wheat Ridge, a dynamic city within Jefferson County, is part of the Denver–Aurora–Lakewood Metropolitan Statistical Area. Located just west of Denver, Wheat Ridge offers a blend of suburban tranquility and urban convenience. The property is situated along the bustling West 44th Avenue, providing easy access to major highways and nearby commercial centers. The city is known for its strong community and forward-thinking initiatives, making it an attractive destination for businesses and

Property Summary

Price:	Withheld
Type:	Land
Zoning:	C-1 (Wheat Ridge)
Land Acreage	0.42 Acres
Land SF	18,295 SF
Bays	4
Vacuums	6



Investment Highlights

- Prime Redevelopment Potential: With its current use as a car wash, this property offers substantial opportunities for redevelopment, attracting investors seeking to maximize returns in a high-visibility location.
- High Traffic and Demographics: The property benefits from high traffic counts, strong local demographics, and excellent visibility, ensuring a steady flow of potential customers.
- Versatile Zoning: The C-1 zoning allows for a wide array of commercial uses, making this property a flexible and attractive investment.
- Turnkey Operation: The existing car wash is fully equipped and operational, providing immediate revenue potential or serving as a solid foundation for redevelopment.

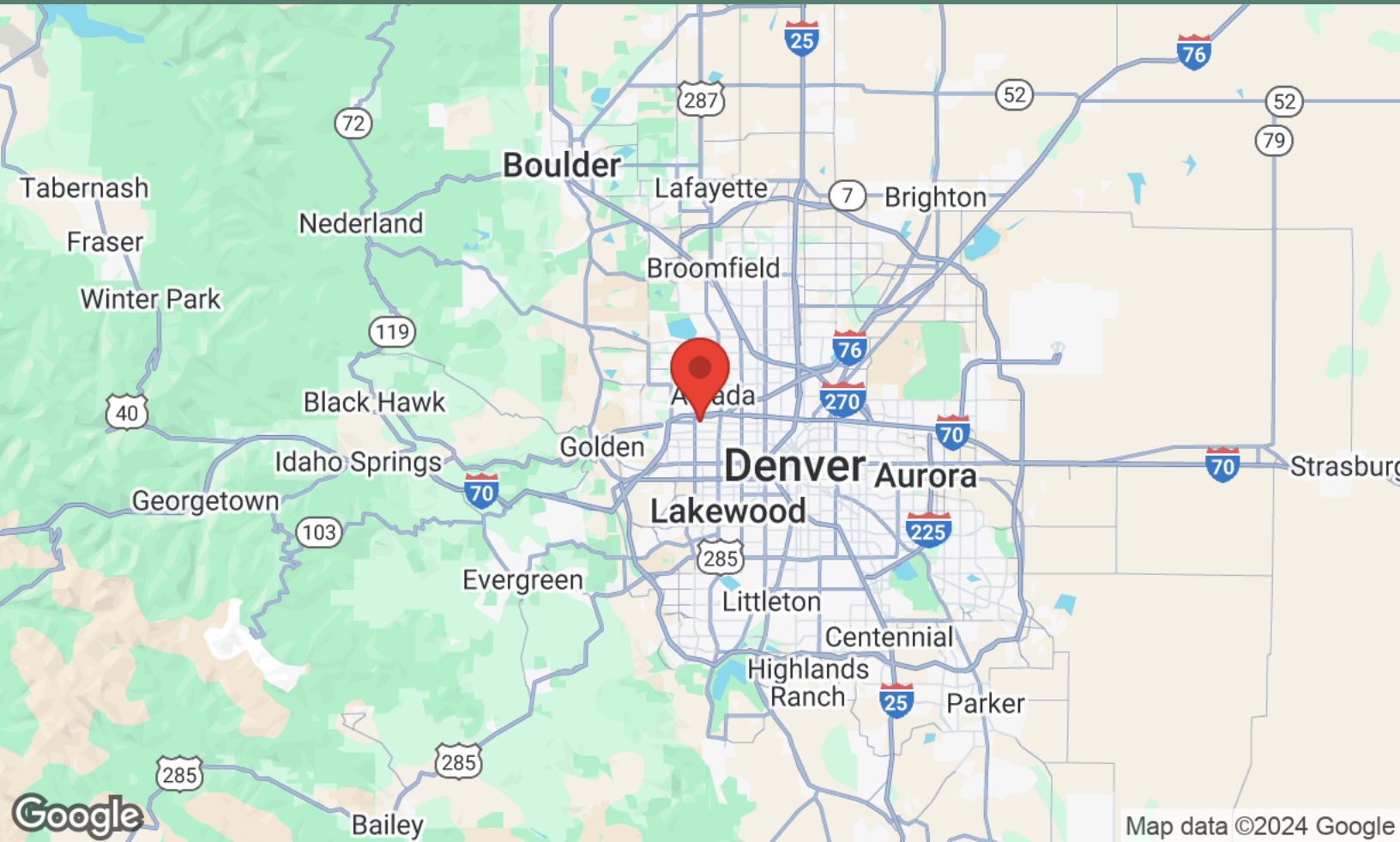
Zoning and Potential Uses

- Auto Service Repair and Maintenance (Minor)
- Auto Parts and Supplies
- Restaurants (Sit Down)
- Floral Shops
- Jewelry Stores
- Liquor Stores
- Medical Offices
- General Office Spaces
- Veterinary Services
- Breweries

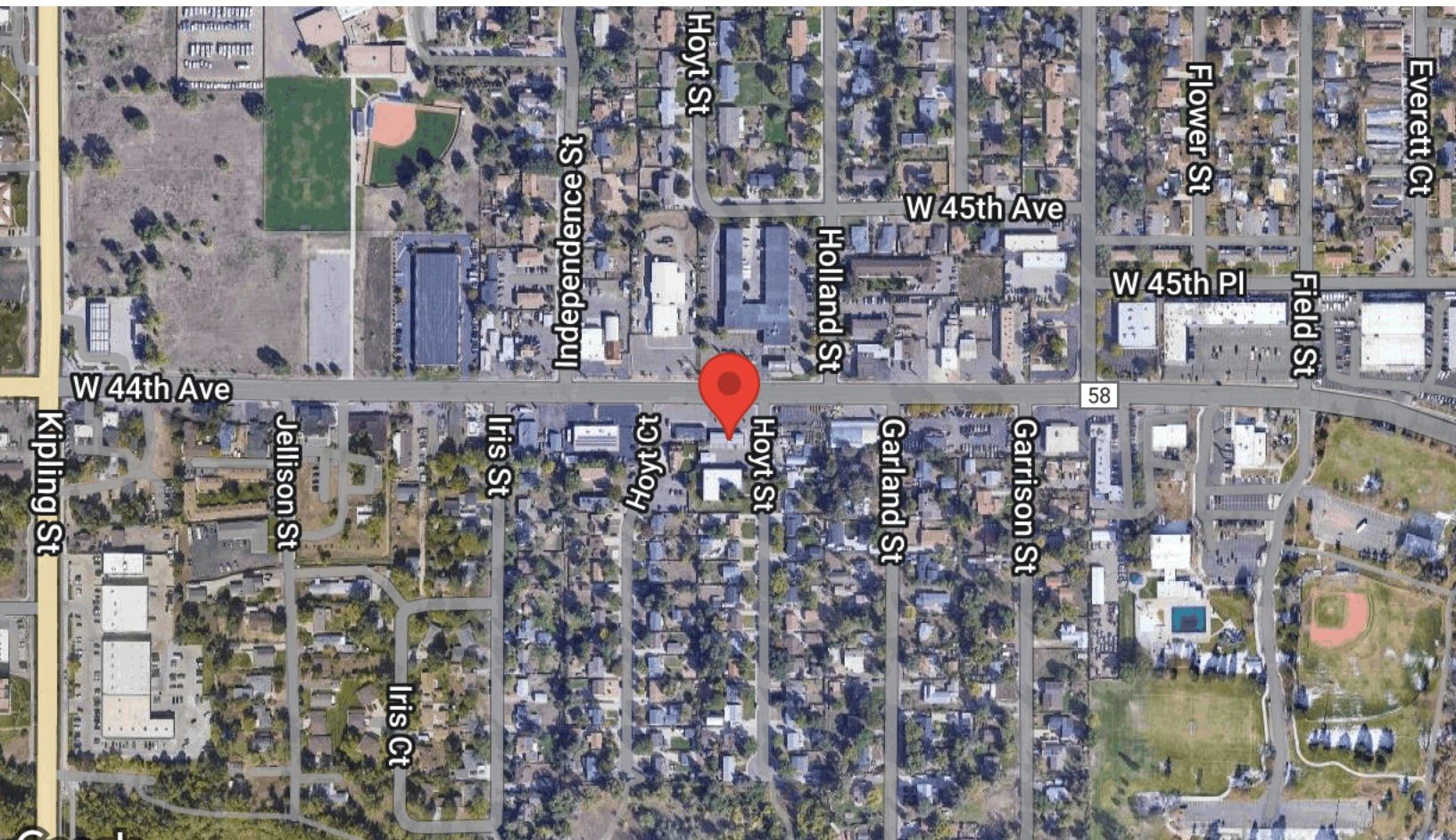
This flexible zoning makes the property a versatile investment for those looking to capitalize on the growing demand for commercial spaces in Wheat Ridge.

LOCATION MAPS

Redevelopment Opportunity on W. 44th Ave
9500 West 44th Avenue | Wheat Ridge, CO 80033



Map data ©2024 Google



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller’s agent seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker’s Listings – Transaction-Brokerage for Other Properties. When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker’s records.

Brokerage Firm’s Name: Transworld Commercial Real Estate, LLC

Broker

**PHIL KUBAT**

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Philip Kubat - Principal & Managing Director, Transworld Commercial Real Estate

Phil Kubat brings over 20 years of experience in the commercial real estate industry, serving clients across the country. As Co-Founder & Managing Director of Transworld Commercial Real Estate, Phil specializes in retail, industrial, and office leasing and sales, as well as investment brokerage. His deep understanding of market trends and exceptional negotiation skills have consistently delivered value for investors, landlords, and business owners alike. Phil's hands-on approach ensures that each client receives personalized and strategic advice tailored to their specific real estate goals.

In addition to his expertise in commercial real estate, Phil is proud to be part of a firm that stands out in the industry. Transworld Commercial Real Estate, in partnership with Transworld Business Advisors, is the only firm in the country that offers both Commercial Real Estate and Business Advisory Services, including Exit Factor. This unique combination enables the firm to provide clients with comprehensive solutions that extend beyond real estate transactions, offering guidance on business sales, acquisitions, and strategic exits.

Based in Denver, Phil leads a team of dedicated professionals who share his passion for excellence and client success. Whether working with new businesses or established corporations, his commitment to building long-term relationships ensures that clients can rely on him for informed advice and successful outcomes in even the most complex transactions.

