



BRC REAL ESTATE  
INTEGRITY + COURTESY + PROFESSIONALISM

# DINOSAUR RETAIL PACKAGE

124 & 214 Brontosaurus Blvd | DINOSAUR, CO | 81610

\$875,000



8000 W 14TH AVENUE | LAKEWOOD, COLORADO 80214 + 303.495.2212 + WWW.BRCREALESTATE.COM

# QUICK OVERVIEW

## PROPERTY FACTS

Bordered by the natural wonders of Dinosaur National Monument, this Northwest Colorado retail package provides multiple adjacent parcels along scenic US Hwy 40. This package includes two profitable businesses with highway frontage. The Conoco station welcomes travelers with the first opportunity for fuel from the Utah border. It includes great access, a diesel island, and under canopy pumps. The Bedrock Depot provides visitors with a small café and gift shop that serves tourists and locals alike. The sellers are flexible with what is included in a purchase, so be sure not to miss out on this unique opportunity.



+ BRANDING  
CONOCO

+ SQUARE FEET  
2530 COMBINED SF

+ LAND SIZE  
2.42 AC

+ MPDS  
2 UNDER CANOPY  
2 DIESEL ISLAND

+ YEAR BUILT  
1962 & 1975

+ PROP. TYPE  
RETAIL GAS &  
RESTAURANT

+ NOTES  
POLE SIGNAGE (3)

# TANK & SITE PLAN

## INFORMATION

+ OPS ID + MATERIAL  
14240 ABOVE GROUND STORAGE TANKS



+  
1

TANK 1  
UNLEADED REGULAR

Year installed: 2013  
Capacity: 6,000 Gal

+  
2

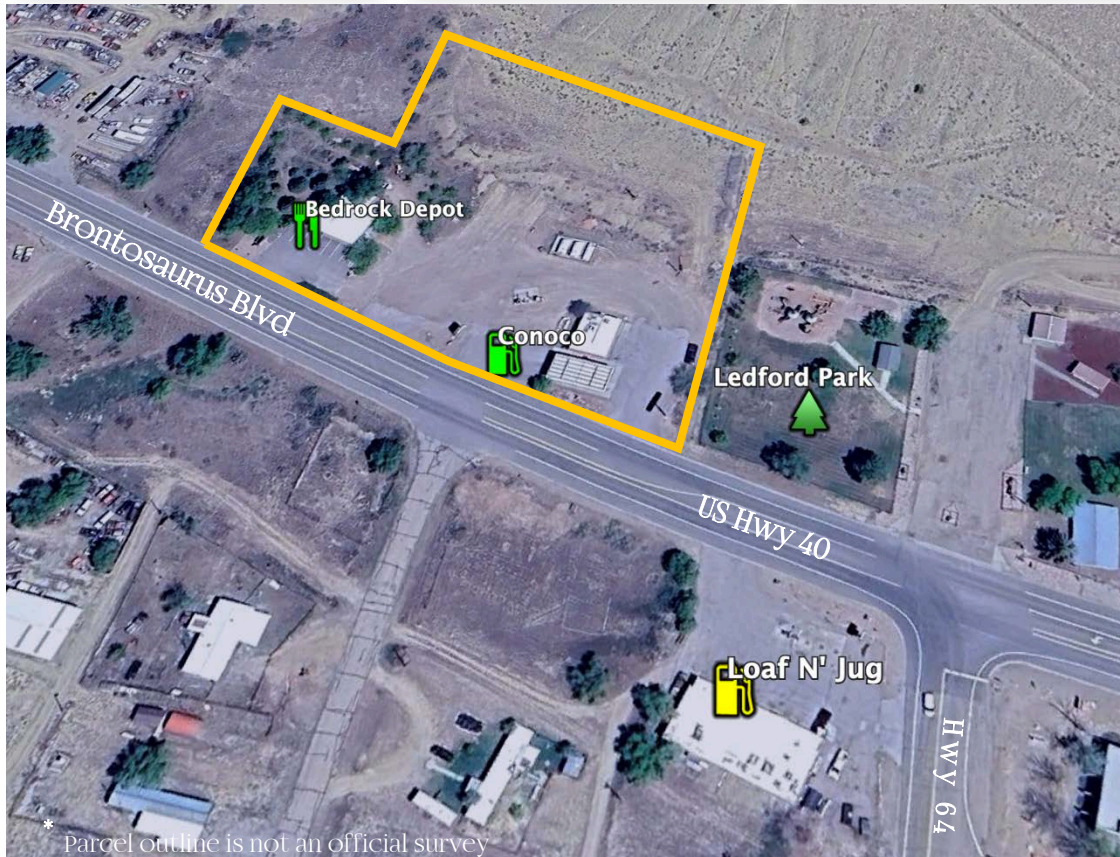
TANK 2  
DIESEL

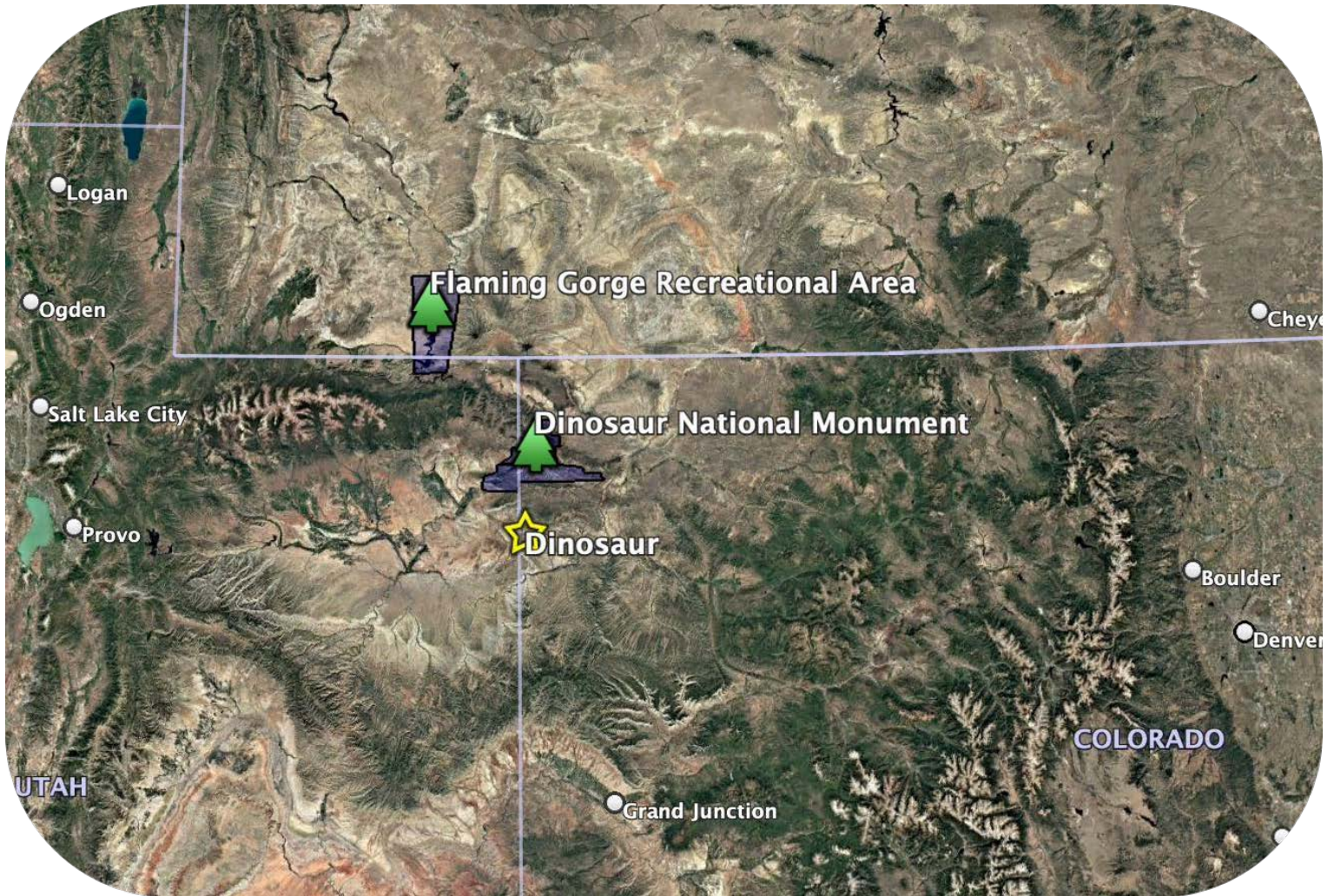
Year installed: 2013  
Capacity: 6,000 Gal

+  
3

TANK 3  
PREMIUM

Year installed: 1993  
Capacity: 4,000 Gal





Listed By BRC Real Estate

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