

FOR SALE - GAS STATION W/ BUSINESS
CONVENIENCE STORE / GAS STATION
20204 U.S. HWY 50
COTOPAXI, CO 81223



5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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TABLE OF CONTENTS

Property Summary	3
Business Info - Cotopaxi store	4
Property Photos	5
Location Maps	10

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Property Summary

Asking Price	\$925,000
Business Included:	
Building SF:	3,187
Lot Size:	0.47 Acres
Property Uses:	Fuel Station/ Market & Deli
Location Access:	HWY 50 Frontage
Year Renovated:	1995
Zoning:	Merchandising
Ditch Shares:	1
Extra Features:	7 door walk-in cooler & walk-in freezer

Property Overview

This established gas station and convenience store offers a strong mix of services including fuel pumps, a fully stocked convenience store, deli, hardware section, and car care items. Positioned along a well-traveled highway corridor, it benefits from consistent traffic from both locals and tourists heading to nearby outdoor attractions. The business serves as a key stop for commuters and adventurers alike, making it a reliable income-generating asset with strong potential for owner-operators or investors seeking a foothold in a scenic and growing rural market.

Location Overview

Situated directly on U.S. Highway 50, this property benefits from high visibility and steady traffic flow between Salida and Cañon City. It's a strategic stop for travelers, outdoor enthusiasts, and locals alike. Cotopaxi is a small, unincorporated community known for its scenic beauty and outdoor activities, including whitewater rafting on the Arkansas River. The gas station serves as a central hub for both residents and tourists, enhancing its business potential.



The Business Opportunity

- The store has been open for 102 years at this exact location.
- A cherished part of the community for residents and tourists
- Offers a diverse selection of products in the 'Center of Everything.'
- A prime location, about halfway between Canon City and Salida
- The business is a general store, restaurant, and gas station
- Has maintained a "home town" atmosphere
- A turnkey and profitable business that has shown proven success

ABOUT COTOPAXI STORE

The historic Cotopaxi Store is a well established landmark with a unique position in the market, offering a wide range of services, essential goods, custom orders, catering, and bakery operations that appeal to both locals and travelers throughout the region. Located in Big Horn Canyon at the area's only major crossroads, the property benefits from minimal direct competition within a 25 mile radius, with the nearest larger retailers located in Salida, Canon City, and Westcliffe. The store's combination of historical significance, convenience, broad product selection, and strategic location creates a strong competitive advantage that would be difficult to replicate. Additional upside potential exists through expanding catering and bakery operations, extending business hours, and adding alcohol sales.

Please Contact the Business Broker (Cole Ritchey) for more info

Link to Cole's Listing page and business NDA's

<https://www.tworld.com/agents/coleritchey/listings/Thriving-General-Store-Gas-Station-in-a-High-Traffic-Location->

PROPERTY PHOTOS

Cotopaxi Store Inc
20204 U.S. 50 | Cotopaxi, CO 81223



PROPERTY PHOTOS

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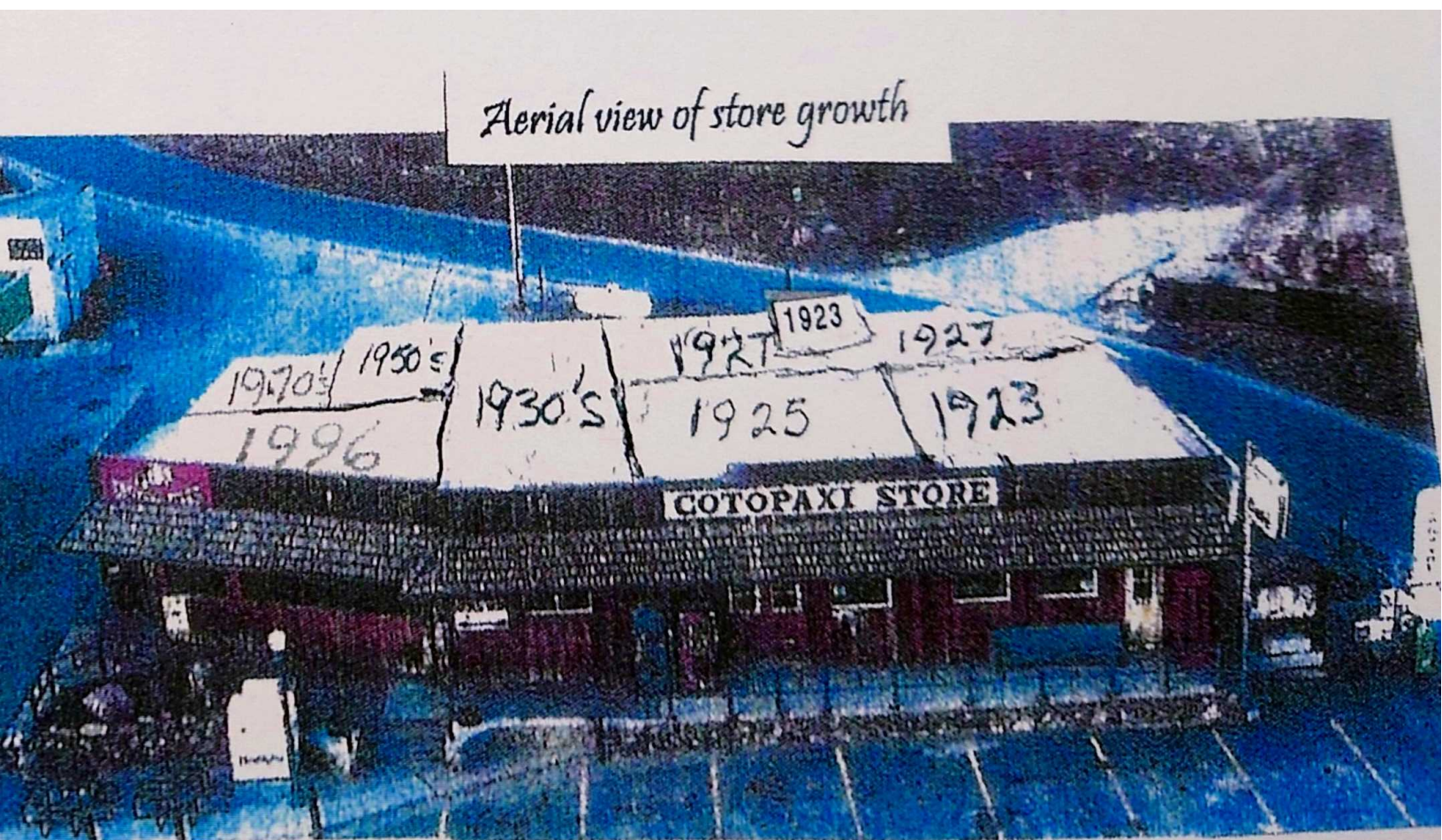
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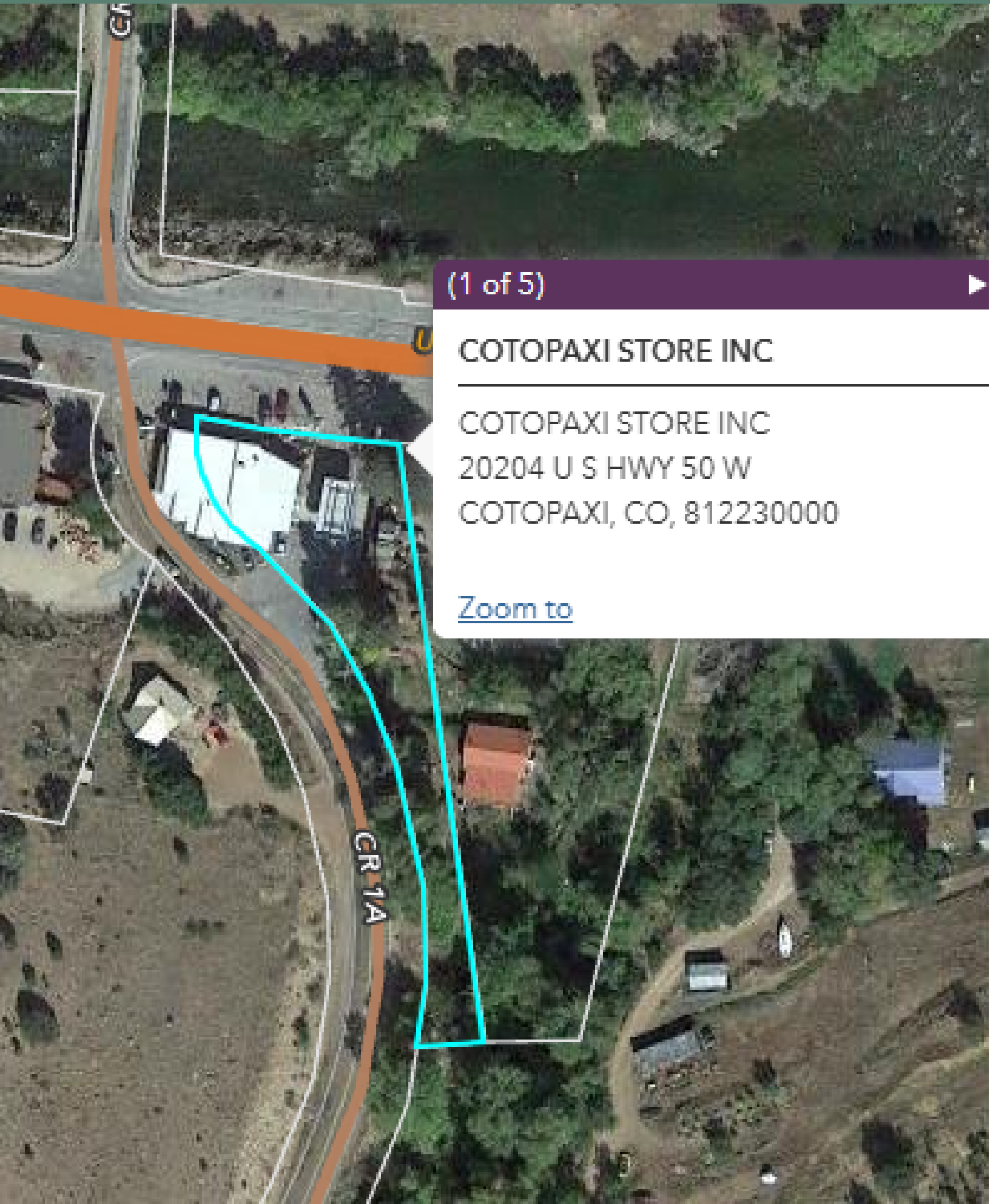


PROPERTY PHOTOS

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Aerial view of store growth



(1 of 5) ▶

COTOPAXI STORE INC

COTOPAXI STORE INC
20204 U S HWY 50 W
COTOPAXI, CO, 812230000

[Zoom to](#)

LOCATION MAPS

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