



**EXCLUSIVELY PRESENTS
FOR SALE**
*Commercial Property
Gas, Diesel & Convenience
Julesburg, Colorado*



Legal & Location: 7.46 acre parcel in the SESE 33-12-44; 15277 Highway 385; along the north side of Interstate 76, mile marker 180 at the Julesburg, Colorado exit; just five miles west of the Nebraska border and approximately seven miles west of the I-80 & I-76 intersection.

Improvements: Commercial property with nearly all equipment included to operate. One building, 80' x 65' that includes; café area to seat approximately 65 patrons, convenience store and sales desk area, shop area measuring 20' x 80'. Digital signage recently installed; considerable cosmetic improvements have been made to the property in the last six to eight months.

Environmental: Buyer has the right to secure a Phase II environmental inspection, data regarding the recent history of environmental status will be provided as part of buyer's due diligence. Seller will indemnify buyer of any existing environmental issues. Recently all tanks, pumps and connecting pipe have been removed under the supervision of the State of Colorado.

Parking: Adequate parking for between 50 – 75 semi tractors and more than enough parking for the restaurant and convenience store.

Price: \$300,000 cash to the seller upon transfer of deed. 2011 tax assessment, \$7,128.42.

Brokers Note: This property has operated as a going business for over forty years; most recently as a Flying J Truck Stop, Convenience Store and restaurant; has been closed since June 30, 2010.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner;
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