CUSHMAN & WAKEFIELD | BLACKFOX Real Estate Partners

PLATTEVILLE CAR WASH FOR SALE

PLATTEVILLE, COLORADO | SALE PRICE: $925,000 | CAP RATE: 9.12% | EXCESS LAND VALUE (INCLUDED): $155,000

307 WASHINGTON AVENUE



TURNKEY WASH OPERATION

The self-service format makes this a straightforward business for an owner-operator to run. Customers pay at the bay, labor needs are low, and the equipment is already in place. Buyers may also benefit from tax advantages such as cost segregation and accelerated depreciation on the equipment and site improvements. Buyers should confirm with their own tax advisor.

PROPERTY SUMMARY

Located in Platteville, Colorado, this operating self-serve car wash sits on 0.40 acres with extra ground available for future development. The wash has four bays and three vacuums, with heated floors, freeze protection and water filtration for year-round operation. The site's location near US Highway 85 puts the wash in front of commuter and local traffic traveling between Platteville, Greeley and the Denver metro area.

PROPERTY HIGHLIGHTS	
County	Weld
Square Feet	1,824
Year Built	1980
Year Renovated	N/A
Site Size (Acres)	0.40
Manual Bays	4
Vacuums	3
Special Features/Upgrades	Extra high pressure bays; in-bay floor heating

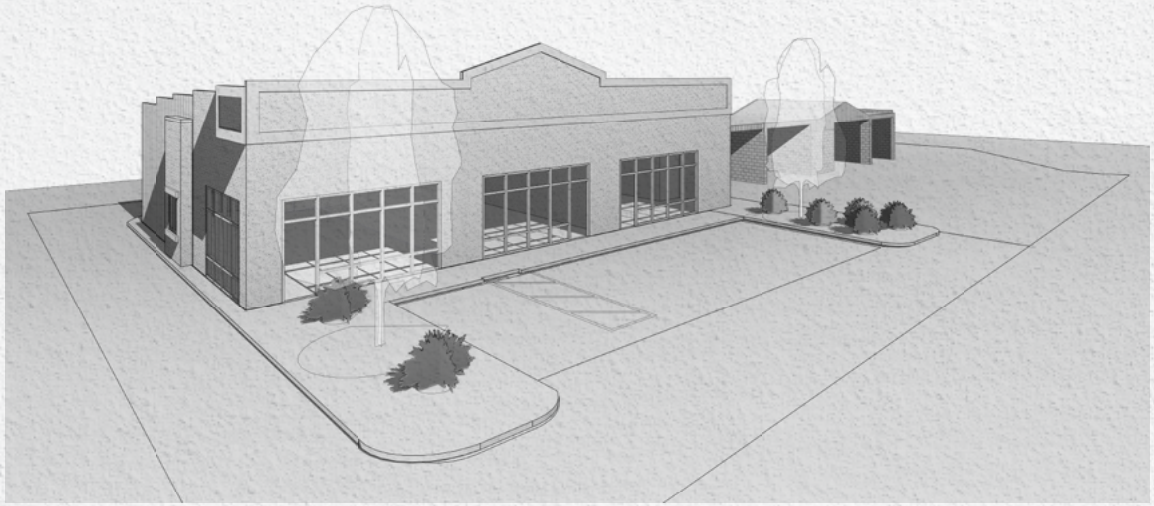
PROJECTED 2027 ANNUAL INCOME: $125,289
PROJECTED NOI: $70,216

CUSHMAN & WAKEFIELD

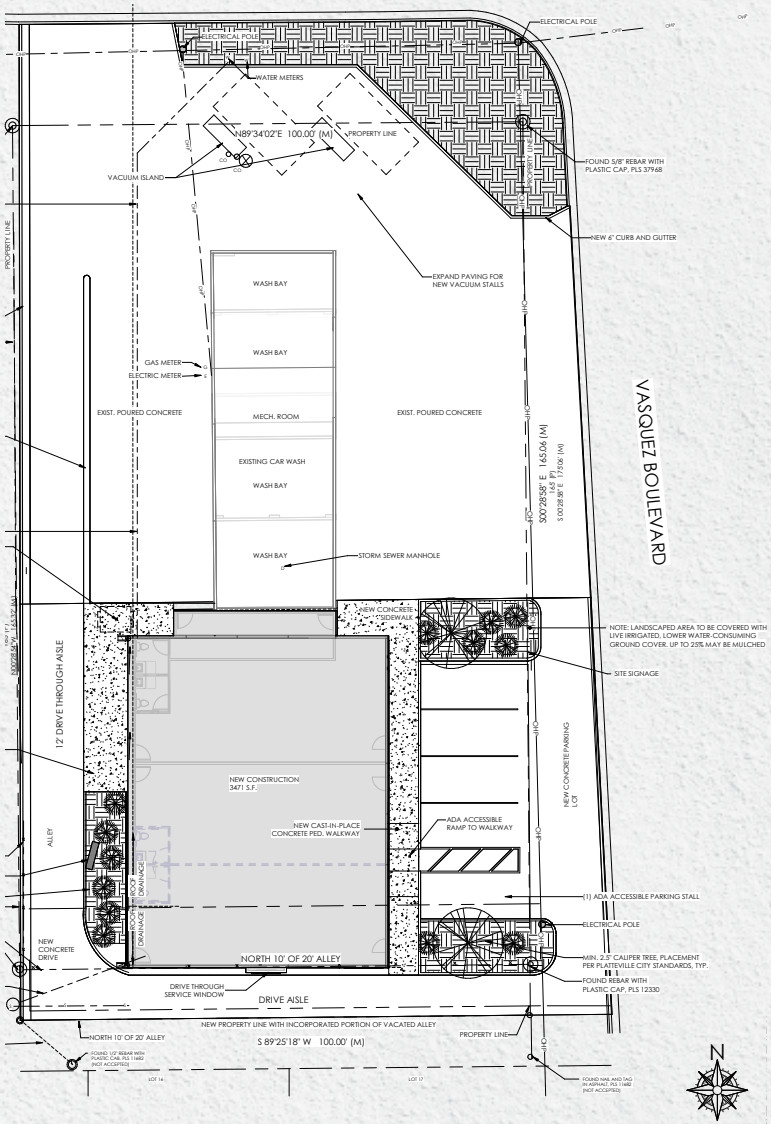
PLATTEVILLE CAR WASH FOR SALE

PLATTEVILLE, COLORADO | SALE PRICE: $925,000 | CAP RATE: 9.12% | EXCESS LAND VALUE (INCLUDED): $155,000

POTENTIAL LOT DEVELOPMENT | ZONED CC | CONTACT BROKER FOR MORE DETAILS







(2) 3/4" WATER TAPS UP TO 25 PSI

CUSHMAN & WAKEFIELD

PLATTEVILLE CAR WASH FOR SALE

PLATTEVILLE, COLORADO | SALE PRICE: $925,000 | CAP RATE: 9.12% | EXCESS LAND VALUE (INCLUDED): $155,000

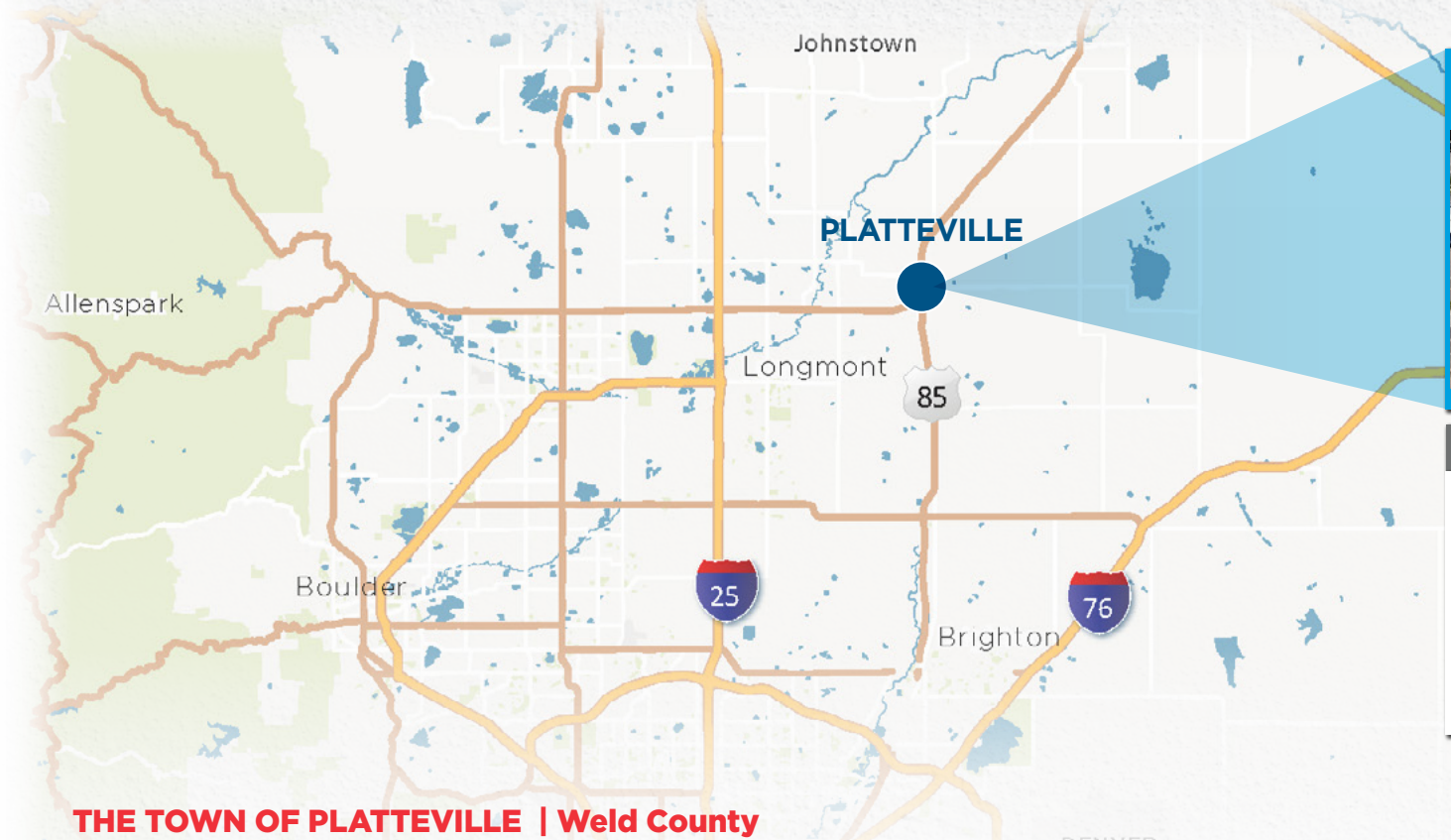






PLATTEVILLE CAR WASH FOR SALE

PLATTEVILLE, COLORADO | SALE PRICE: $925,000 | CAP RATE: 9.12% | EXCESS LAND VALUE (INCLUDED): $155,000



307 Washington Ave.
24,783 VPD (Highway 85)



DEMOGRAPHIC PROFILES	COSTAR, 2026		
307 Washington Avenue	**3 Mile**	**5 Mile**	**10 Mile**
2025 Population (Pop.)	2,915	4,020	74,280
Pop. Growth ('25-'30)	0.9%	1.1%	2.1%
2025 Households (HH)	1,005	1,390	25,210
2025 Avg. HH Income	$107,141	$110,573	$126,241

THE TOWN OF PLATTEVILLE | Weld County

Platteville sits in Weld County at the intersection of US Highway 85 and State Highway 66, under an hour from downtown Denver and an hour and fifteen minutes from Cheyenne. The local economy is built on agriculture, energy and light industrial.. With about 3,000 residents and a town plan that mapped growth areas for commercial, industrial and residential use, Platteville is set to grow with the Northern Colorado Front Range.

For more information, Contact

ANNE SPRY
Senior Associate
+1 970 690 0167
anne.spry@cushwake.com

JARED GOODMAN, CCIM, SIOR
Managing Director
+1 970 690 4227
jared.goodman@cushwake.com

CUSHMAN & WAKEFIELD
772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
+1 970 776 3900
cushmanwakefield.com

BLACKFOX Real Estate Partners
PO Box 1030
Frederick, Colorado 80530
+1 720 635 6835
blackfoxllc.com

Patrick Hepp
+1 303 775 8829
patrick@marioncompanies.com

© 2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-249942-V5