

Purchase as Group, Individually or 1031 Exchange

6 Gas Station & Convenience Store Locations

FORT MORGAN (4), BRUSH (1), LAFAYETTE (1)



Six Colorado locations available in Fort Morgan (4), Brush (1) and Lafayette (1).

Morgan County is home for surrounding productive farms and ranches, health services, government, recreation, a major power plant and agriculture processing plants. I-76 is a major freeway connecting Denver with I-80 and Nebraska.

Demographics

Morgan County	30,000
Fort Morgan	12,000
Brush	6,000
Lafayette (2009 U.S. Census)	26,146

Traffic Counts

I-76 at Fort Morgan (CDOT 2008)	15,100 cars/day
---------------------------------	-----------------

Upon interested parties signing a Confidentiality and Non-Disclosure Agreement, detailed Phase I and Phase II environmental site assessment information will be provided.
Email or call Sharon Kamen to request CND Agreement.

Contact

Sharon Kamen

Direct 303.729.0284

Cell 303.809.6878

Email skamen@millerfrishman.com

Miller Frishman Group
200 Spruce Street, Suite 200
Denver, CO 80230
Tel: 303.721.1000
Fax: 303.721.7249

www.millerfrishmanproperties.com





1305 N Main Street, Fort Morgan, Colorado

Gas Station 4 pumps with 12 hoses
 Brand Phillips 66
 Convenience Store 2,050 square feet, built 1967, 7 door cooler
 Land Size 21,112 square feet



1300 N Main Street, Fort Morgan, Colorado

Gas Station 4 pumps with 12 hoses
 Brand Conoco
 Convenience Store 1,614 square feet, built 1992, 7 door cooler
 Land Size 15,562 square feet



1031 N Main Street, Ft Morgan, Colorado

Gas Station 3 pumps with eight hoses
 Brand Shell
 Convenience Store 1,843 square feet built 1966, 11 door cooler
 Auxiliary business inside Black Jack Pizza
 Land Size 20,467 square feet



207 S Sherman Street, Fort Morgan, Colorado

Gas Station 3 pumps with six hoses
 Brand Independent
 Convenience Store 1,481 square feet, built 1961, 8 door cooler
 Additional 984 square feet metal warehouse
 Land Size 2 Lots each measuring 22,500 square feet
 Lot 1 is improved with a C-store/gas station facility



1115 Edison Street, Brush, Colorado

Gas Station 3 pumps with 8 hoses
 Brand Sinclair
 Convenience Store 5808 square feet, built 1950;
 1465 square foot, C-store, 8 door cooler
 Auto Service Garage Current Lease in place for repair services only
 Auxiliary business inside Subway (not currently open)
 Land Size Lot 1 17,252 square feet; Lot 2 27,509 square feet
 Additional 1,702 square feet light industrial/car wash (unused)



500 S Public Street, Lafayette, Colorado

Gas Station 2 pumps with eight hoses
 Brand Independent
 Convenience Store 2,400 square feet, built 1982, 8 door cooler
 Land Size 12,791 square feet