

# INVESTMENT PROPERTY FOR SALE



**943 N. Murray Blvd  
Colorado Springs, CO 80915**

## Property Information

- Currently has lease tenant with expiration in Q4 2009
- Great owner operator opportunity or buy and hold investment with current tenant
- Potential 8 cap property with moderate rent increase
- Located on busy traffic corner, just east of Academy Blvd
- Great investment opportunity
- 4 MPD units and car wash
- Underground storage tanks

**List Price: \$495,000**

## Average Monthly Sales

Fuel (gallons)	30,000
Inside Sales	\$40,000

**Michael Bright, Broker**  
(720) 313-3615

[Mike@BRE-RealEstate.com](mailto:Mike@BRE-RealEstate.com)  
[www.bre-realestate.com](http://www.bre-realestate.com)

Please note, all information furnished in this presentation regarding this business for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.