



FOR SALE \$1,500,000 + INVENTORY

TURNKEY AUTOMOTIVE SHOP For Sale with High Upside

2019 REVENUE: \$613,335

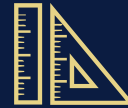
2019 SDE: \$155,469

PROJECTED 2020 REVENUE: \$725,000 - \$750,000



BUILDING SF

4,800
SF



CONSTRUCTION

METAL



PARKING

20
SPACES



CEILING HEIGHT

18
FEET



YEAR BUILT

1977

BUSINESS HIGHLIGHTS

- Automotive shop for sale in Golden with increasing sales and lots of potential
- With only 1 technician and the owner operating as the manager, the shop will be hitting over \$725,000 in revenue in 2020
- Shop has hundreds of thousands of dollars worth of equipment and tools that comes with the business
- Business is currently open 4-5 business days a week and never on weekends while spending very little on marketing
- New owner can quickly come in to increase sales by a good marketing strategy, opening on the weekends, and utilizing the extra lifts not being used
- Business name, financials, and equipment list will be shared with a signed NDA

Madison Commercial Properties
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Households	2,713	22,417	55,561
HH Growth 2020-2025	2.73%	3.59%	3.33%
Median Household Income	\$81,719	\$72,416	\$81,718
Total Transportation/Maint.	\$20,742	\$157,598	\$421,878



MATTHEW HARPER, M.B.A.

Commercial Real Estate Advisor

Meet Matt Harper, a Broker Associate at Madison Commercial Properties. Matt moved to Colorado from Cleveland, Ohio with an interest in pursuing commercial real estate. He obtained his master's degree in Business Administration. Matt's grasp for business has allowed him to become a landlord by the age of 21 and he has personally invested in several properties since his first income-producing property.

Matt grew up in the hospitality industry and has a vast knowledge of business opportunities and leases as it pertains to restaurants. He has always been a part of the dining experience and his expertise in this industry continues to be an asset to his clients.

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