

BUSINESS WITH REAL ESTATE

9217 Huron Street, Thornton, CO 80260

FOR SALE



PROPERTY DESCRIPTION

PRICE RECENTLY REDUCED!

Owner User Building For Sale

PROPERTY HIGHLIGHTS

- This owner user building is located at Thornton Parkway and Huron Street. It consists of 4 units of which 3 are owner operated. Seller runs the liquor store, laundromat and car-wash businesses which are included in the sale. All the equipment of the three businesses are included in the sale. Details will be available after a confidentiality agreement is signed. Inventory is an extra cost.
- Ideal owner user property. Seller will vacate the units after the sale and will not be a tenant.
- 4 bay car wash - 1,904 SF
- Retail building - 8,650 SF
- Seller will provide training

LOUIS LEE

303.454.5416

llee@antonoff.com

OFFERING SUMMARY

Sale Price:	\$2,725,000
Lot Size:	1.06 Acres
Building Size:	10,554 SF
Price / SF:	\$258.20



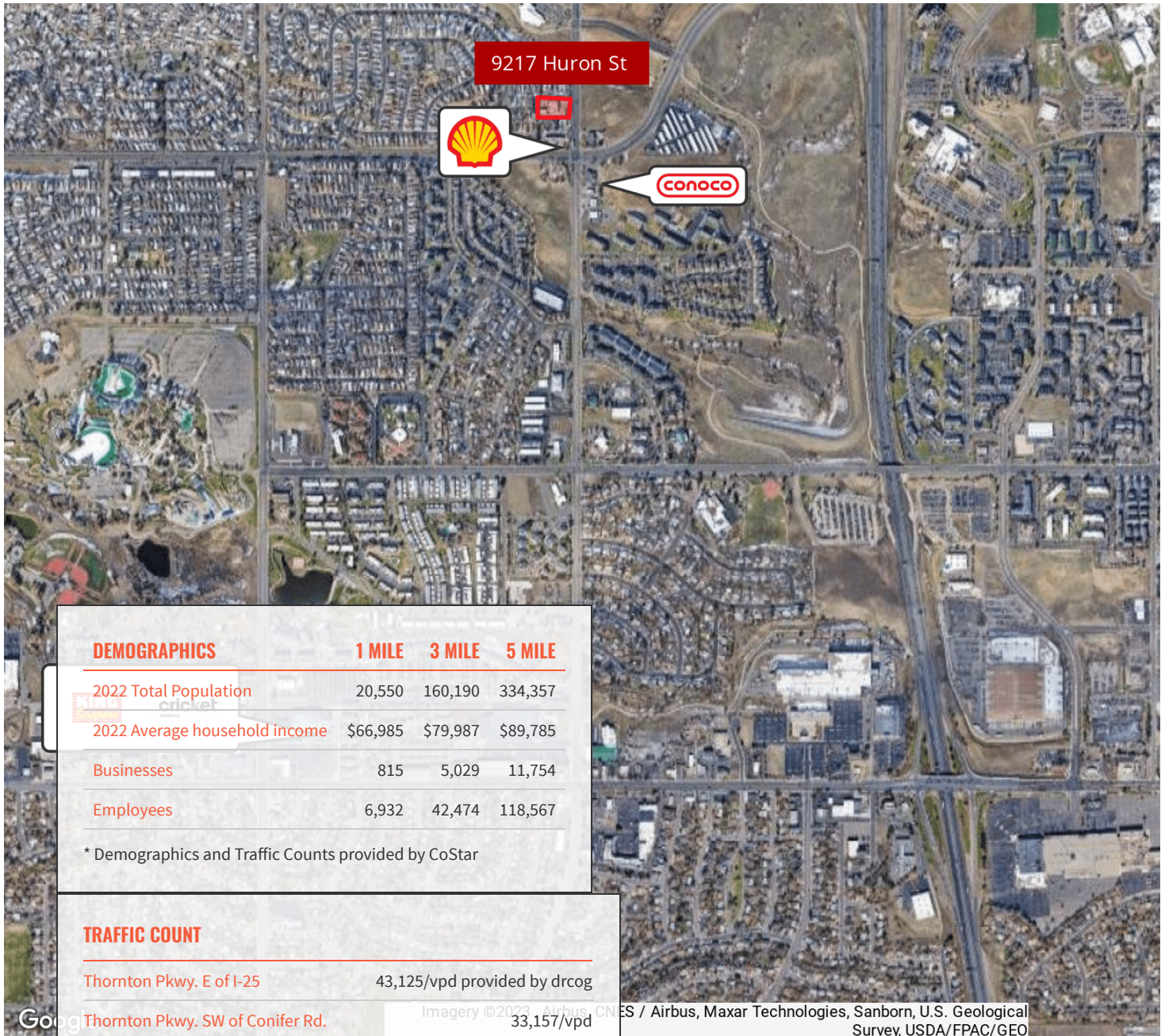
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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Retailer Map

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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Additional Photos

Antonoff & Co. Brokerage, Inc. |

1528 Wazee Street |

Denver, CO 80202 |

303.623.0200 |

antonoff.com

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

9217 Huron St., Thornton, CO 80260 Center and Business Opportunity

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage, Inc.

Louis Lee 03/07/2023
Broker Antonoff & Co. Brokerage, Inc.
By Louis Lee

92nd Avenue & Huron Center
9217 Huron Street, Thornton, Colorado 80206
("Property")

CONFIDENTIALITY AGREEMENT

Antonoff & Co Brokerage Inc. ("Agent") as agent for the sale of the Property located at 9217 Huron Street, Thornton, Colorado ("Property") on behalf of Heuron 92 Center LLC ("Seller") hereby request your acknowledgement of this herein Confidentiality Agreement. Upon execution of this Confidentiality Agreement, Agent shall deliver to the Prospective Investor and/or Investor's Agent ("Recipient") certain materials and information in connection with the Property.

The Property is being offered for sale in an "AS-IS WHERE-IS" condition and Agent and Seller make no representations or warranties as to the accuracy of the information contained in the following materials including highly confidential information and is being furnished solely for the purpose of review by Recipient of the interest described herein. The materials are not to be used for any other purpose or made available to any other person without the express written consent of the Seller. All materials are proprietary, confidential and the sole possession of the Seller. Each Prospective Investor, as prerequisite to receiving the materials, must be registered with Antonoff & Co Brokerage Inc as a "Registered Prospective Investor". The use of the materials is subject to the terms, provisions and limitations of the confidentiality agreement.

The materials are being provided solely to facilitate the Prospective Investor's own due diligence for which it shall be fully and solely responsible. The content contained within the materials is based on information and sources deemed to be reliable but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representative, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy of the completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the Recipient with respect to the Property. Recipients are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Agent and Seller each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any Recipient reviewing the materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the materials, the Recipient agrees that (a) the materials are of a highly confidential nature and will be held in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the Recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the materials or the Property without the prior written approval of the Agent or Seller; and (c) no portion of the materials may be copied or otherwise reproduced without the prior written authorization of the Agent or Seller or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the Recipient to Agent.

It shall also be known, and acceptance hereof is acknowledged, that Antonoff & Co Brokerage Inc shall be paid a real estate fee for real services rendered as Seller's Agent, by Seller. Seller's Agent is not an Agent of the Buyer. All fees, commissions, and other compensation payable to any broker, co-broker, or other agent for any Buyer of the Property will be by separate written agreement with Antonoff & Co Brokerage Inc. Recipient indemnifies and holds Antonoff & Co Brokerage Inc and Seller harmless from any claims, liabilities, damages, or actions arising out of any claim or demand from any such broker, co-broker, or other agent not formally registered with Antonoff & Co Brokerage Inc.

Sign, Scan and Email to: llee@antonoff.com

Accepted and Agreed to this _____ day of _____, 2023.

Recipient Company: _____

By: (please print) _____

Prospective Investor

Signature: _____

Telephone: _____

Title: _____

Fax: _____

Address: _____

Email: _____

Investor's Agent: _____

Company: _____

By: _____ Phone: _____

Email: _____