Seller Support and Transition Notice

Grease Monkey Store #57 – Lakewood, Colorado

As part of the proposed sale of Grease Monkey Store #57, Paul Rivera, the current owner, is willing to provide transition and support services to the purchaser for a period of up to six (6) months following the closing of the sale.

The purpose of this transition period is to provide the purchaser with assistance in maintaining continuity of the business, transferring knowledge of the operation, introducing and transitioning customer relationships, assisting with employees and vendors, and helping the purchaser become familiar with the day-to-day operation of the business.

Owner/Seller Transition Support

Paul Rivera is willing to remain actively involved during the transition period and provide reasonable assistance with:

- Introduction and transition of existing customers and customer relationships.
- Training and guidance concerning the day-to-day operation of the business.
- Assistance with employee and personnel matters.
- Introduction to vendors, suppliers, and other business relationships.
- Assistance with operational procedures, scheduling, workflow, and business practices.
- General guidance intended to help provide a smooth transition of ownership.

The specific schedule, responsibilities, and compensation, if any, for Paul's continued involvement following the closing will be mutually agreed upon by the buyer and seller.

Employee/Manager Transition

Jeremy Fitzsimmons, the current employee/manager, is also willing to remain with the business following the sale in order to assist with the transition and provide continuity for existing customers and employees.

His continued employment following the sale, including his **position, responsibilities, hours, rate of pay, benefits, and other terms of employment, will be subject to negotiation and mutual agreement between Jeremy Fitzsimmons and the purchaser**.

Jeremy Fitzsimmons' willingness to remain with the business is intended to provide the purchaser with an opportunity to retain an experienced individual who is familiar with the customers, employees, operations, and daily workflow of the business. There is no obligation for either Jeremy Fitzsimmons or the purchaser to agree to continued employment unless mutually acceptable employment terms are negotiated.

This transition arrangement is intended to assist the purchaser in maintaining continuity of operations and customer relationships while ownership is transferred and the purchaser assumes full responsibility for the business.

Grease Monkey Business For Sale

Grease Monkey Services and Offerings + Light Mechanical Work

$350,000
~~**$475,000**~~

8801 W Colfax Ave Lakewood, CO 80215 |

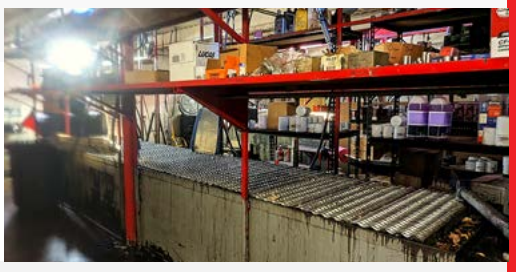
Equipment Included in Sale

Inventory can be available for purchase

Buyer must be approved independently by Landlord and Grease Monkey

Highlights

- Established location with multiple fleet accounts
- Tremendous Visibility + Strong Traffic Counts



Broker has relied on financial and operational information provided by the seller and other third parties and has not independently verified its accuracy or completeness. All information is provided for informational purposes only, and prospective buyers must conduct their own independent due diligence and rely solely on their own investigations.

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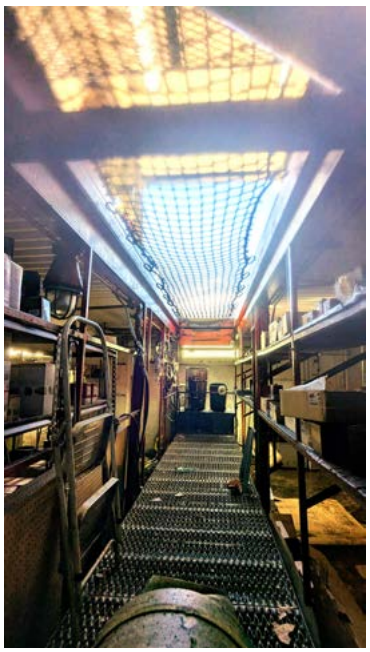
Demographics & Community	1 Mile	5 Miles	10 Miles
2024 Population	13,148	348,676	1,136,800
2029 Population Projection	13,215	351,483	1,153,220
Annual Household Income	$96,223	$118,687	$126,561
Median Age	40.8	38.5	38.5

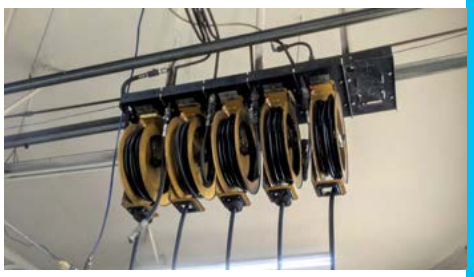
County: Jefferson

2,436 SF

Lot Size: .21 acres

Year Built: 1984





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