

For Sale

2,275 SF Office/Medical Condo

3225 W. Carefree Cir., Colorado Springs, CO 80917

Sale Price: \$675,000.00



PROPERTY INFORMATION

Village Seven Office Park
 Year Built: 1972
 OA: \$1,215.73 per month
 Zoning: MX-N
 Frontage: on W. Carefree Cir.
 Tax Schedule #: 63352-01-110
 Property Taxes: \$4,627.63 (2024 Taxes Paid in 2025)
 Legal Description: LOT H VILLAGE SEVEN & AN UNDIVIDED 1/8 INT IN COMMON AREA MEDICAL-DENTAL OFFICE PARK

PROPERTY HIGHLIGHTS

- Office Condo Size: 2,275 SF (7 Operatories, 3 offices, Storage Area, 2 RR, Reception, & Employee Lounge)
- Stand-alone building
- 14 parking spaces on the south side of the condo (shared parking)
- Signage on the building
- Electric 200 AMP Single Phase
- Lighting Fluorescent
- Colorado Springs Utilities

Area Demographics:	1 Mile	3 Mile	5 Mile
Population	14,591	114,901	302,978
Average HH Income	\$84,313	\$97,419	\$98,114
Average Age	37	38	36

Roger Hernandez

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(719) 339-9007

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COMMERCIAL REAL ESTATE FOR PROFESSIONALS

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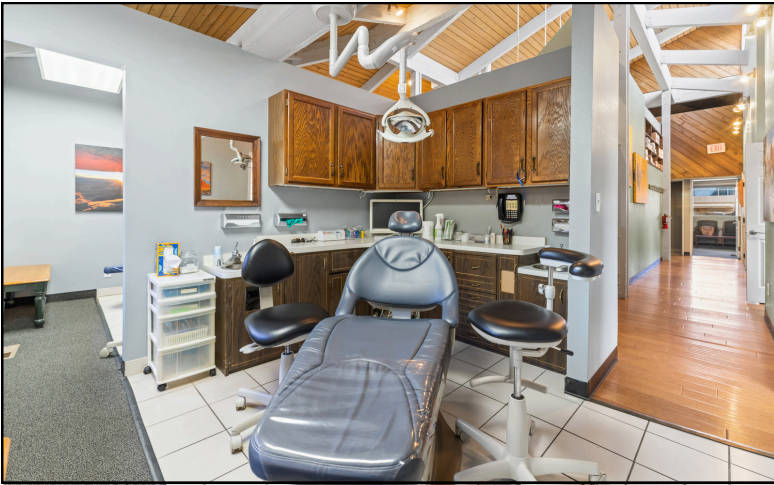
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Floor Plan 2,275 SF Office Condo



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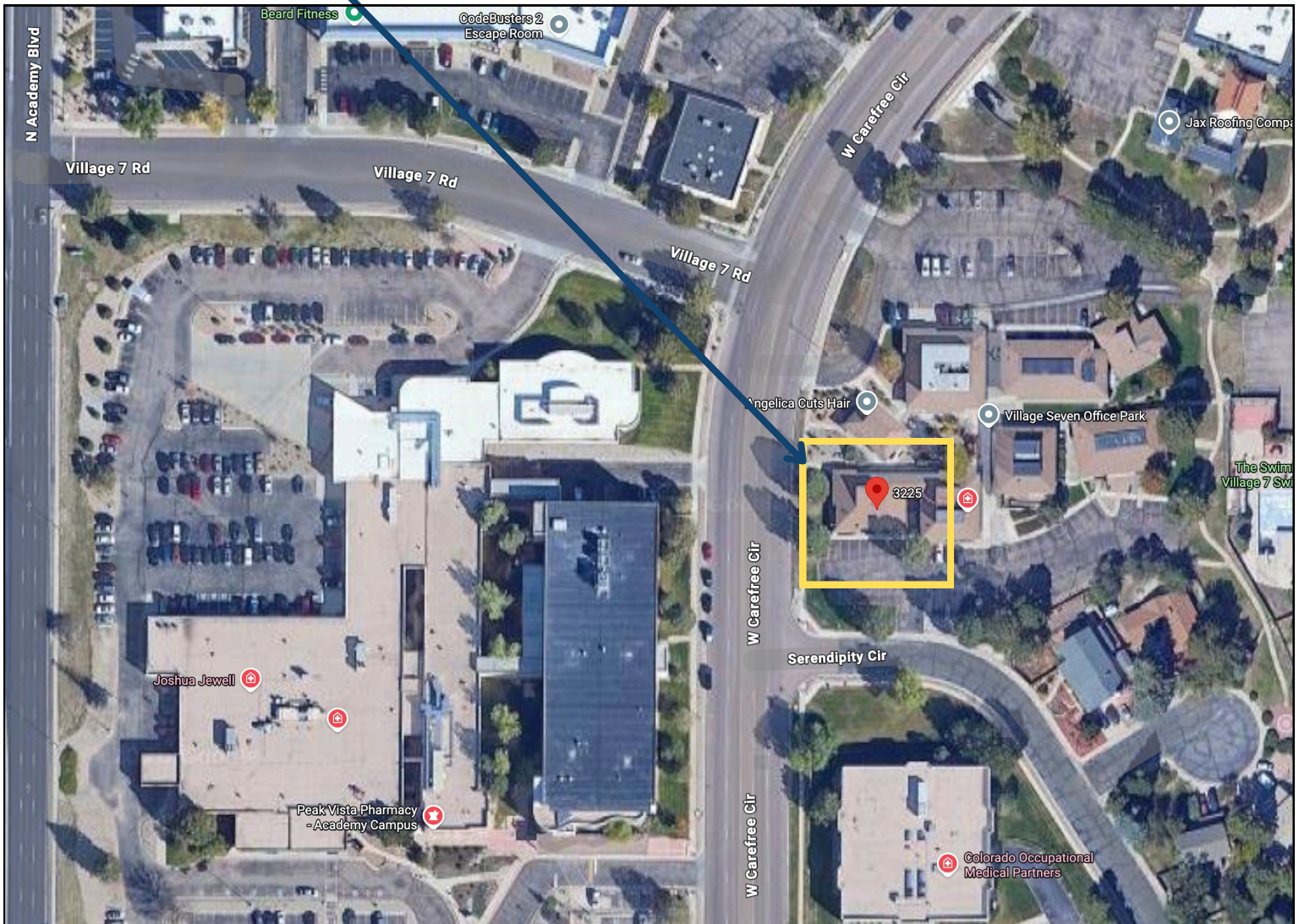
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Map View

Office Condo Location



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