

# Best Value in Colorado Springs! \$75 Per SF

3709 EAST PLATTE AVENUE, COLORADO SPRINGS, CO 80909



## Overview

**NOW FOR SALE – REDUCED PRICE - 3709 East Platte Avenue - \$1,419,000**

**AT \$75 PER SQUARE FEET, THIS IS THE LOWEST PRICED (PSF) COMMERCIAL BUILDING FOR SALE IN COLORADO SPRINGS!**

This is the iconic Office Furniture Source building located at the corner of Platte & Academy. The building is a circa 1973 Craddock concrete tilt-up similar to what you'll find up and down the front Range from Fort Collins to Albuquerque. Craddock tilt-up's are known for their quality construction and long-term indestructibility; and this location, with an 85,000 per day traffic count, provides high visibility while maintaining easy access to all parts of the city by way of US Highway 24 (Platte Avenue) or Academy Boulevard.

Located near The Space Force, Peterson Air Force Base, Schriever Air Force Base, this building is only 15 minutes to the B Street entrance at Fort Carson and is immediately adjacent to the Citadel Mall.

According to the Tax Assessor, the building is 19,072 SF on 29,612 SF. It is zoned MX-L AO. Annual taxes are \$30,014. Annual insurance costs \$5,490. Utilities run between \$1,000 - \$1,800 a month depending on the weather and time of year. There are 4 RTUs. All were replaced in 2017. They are in good working order and are serviced quarterly. Centerline Roofing may provide a 5 year roof certification at closing.

Business Furniture Systems is a tenant in possession of about ½ the building. They pay \$5,750 a month gross + 27.72% of the utilities and ½ the trash removal cost. Their lease naturally expires in April 2027, but a buyer has the right to terminate the lease on 90 days' notice to the tenant.

**For a private showing and all the confidential financial information call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999**

## Property Details

### Sales Price

■ \$1,419,000 (\$75 PSF)

### Lot Size

■ 29,612 SF

### Building Size

■ 19,072 SF

### Zoning

■ MX-L AO

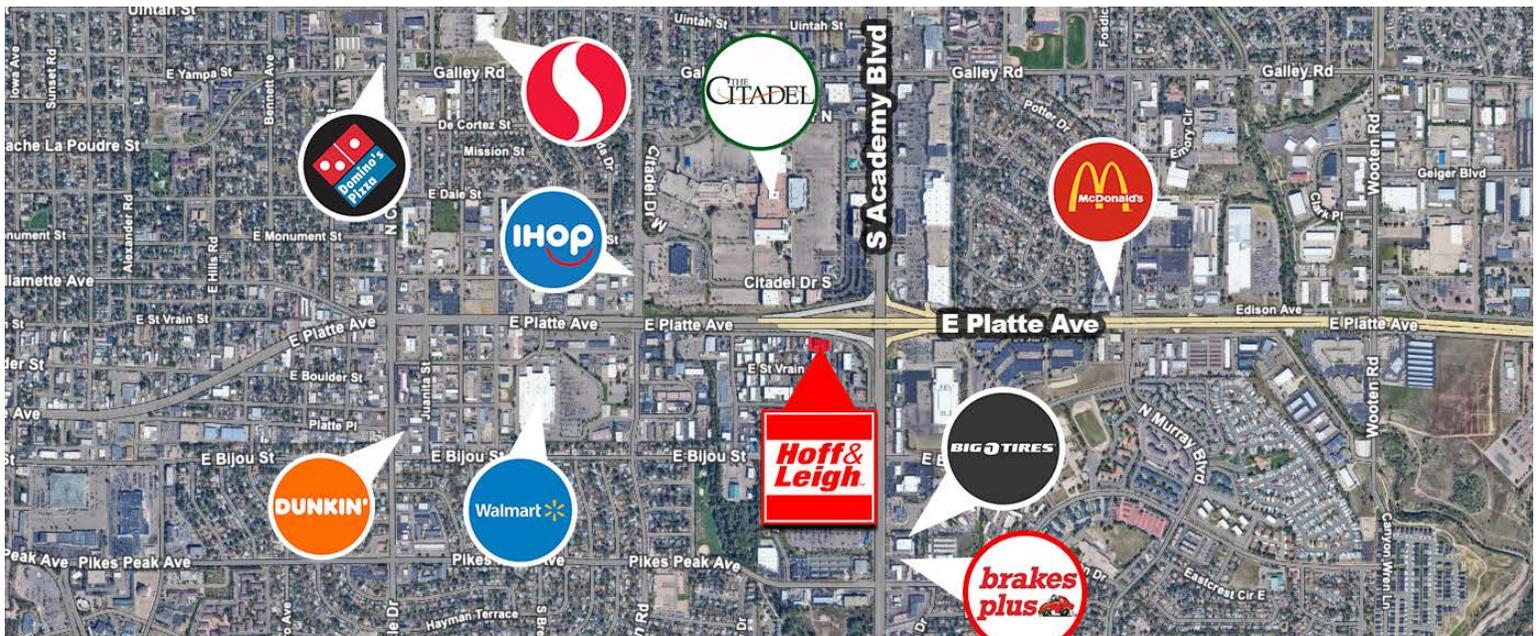
Rev: February 2, 2026





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### Our Network Is Your Edge

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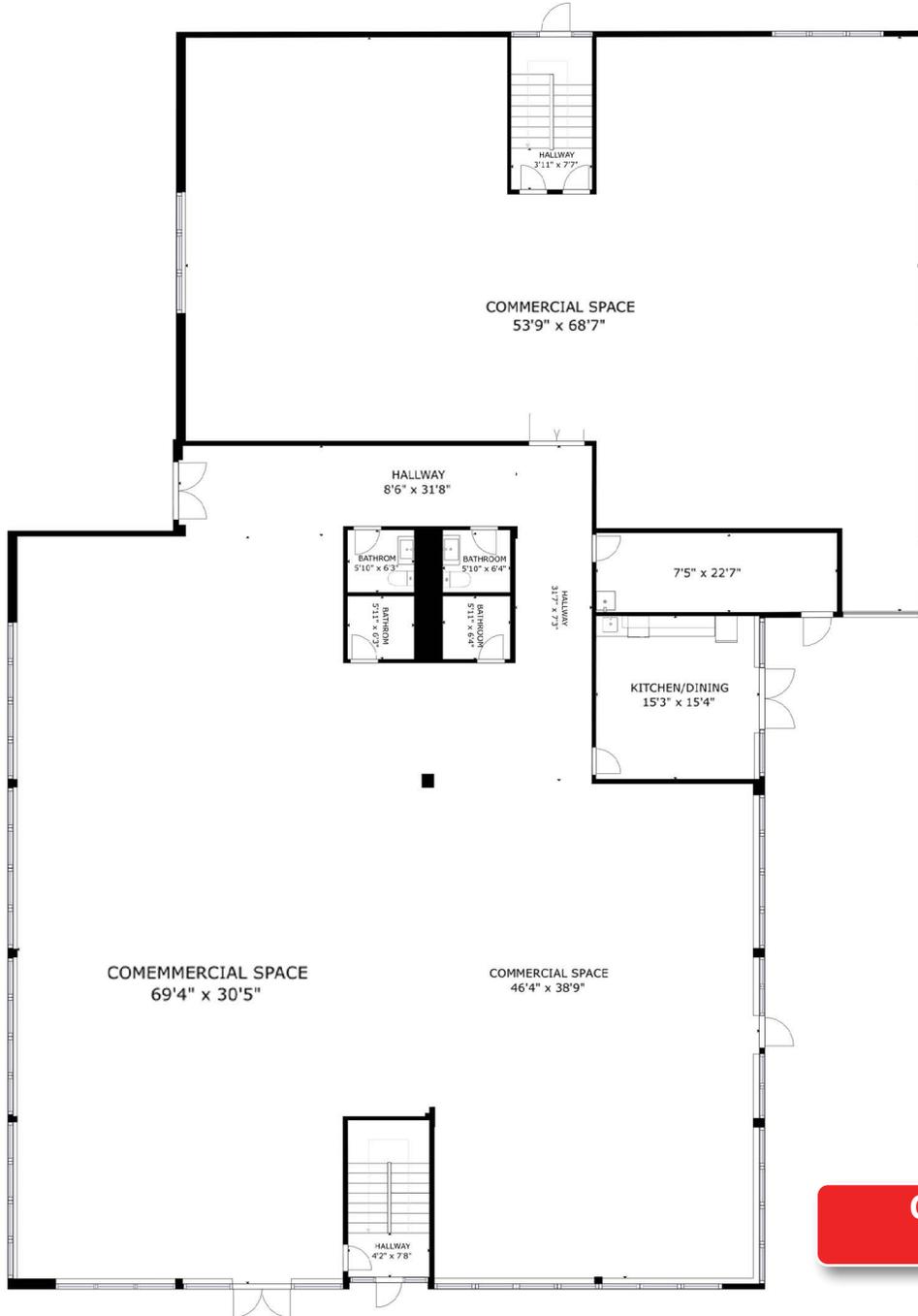


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## FLOOR PLAN Floor 1



[Click Here for Virtual Tour](#)

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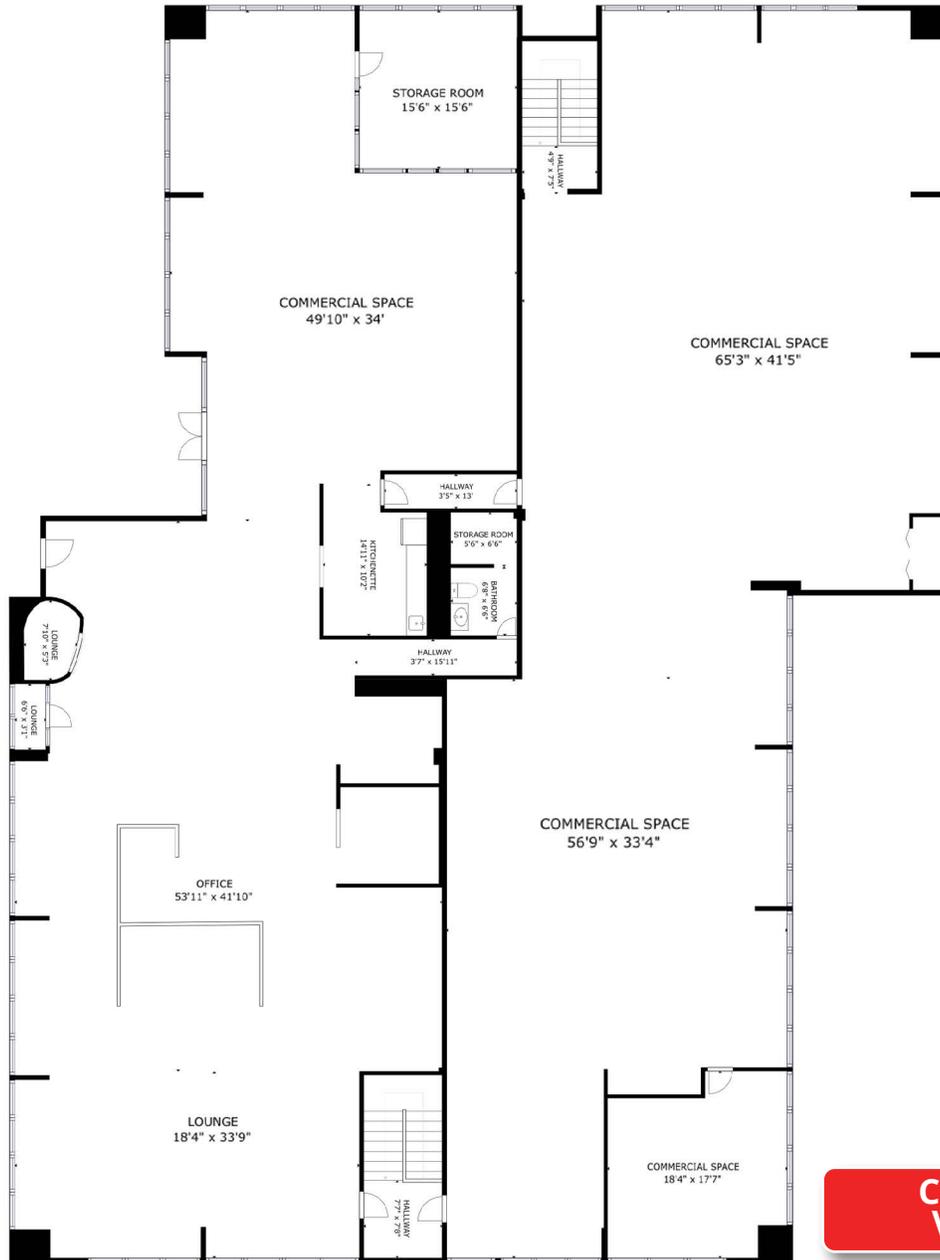


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## FLOOR PLAN Floor 2



[Click Here for Virtual Tour](#)

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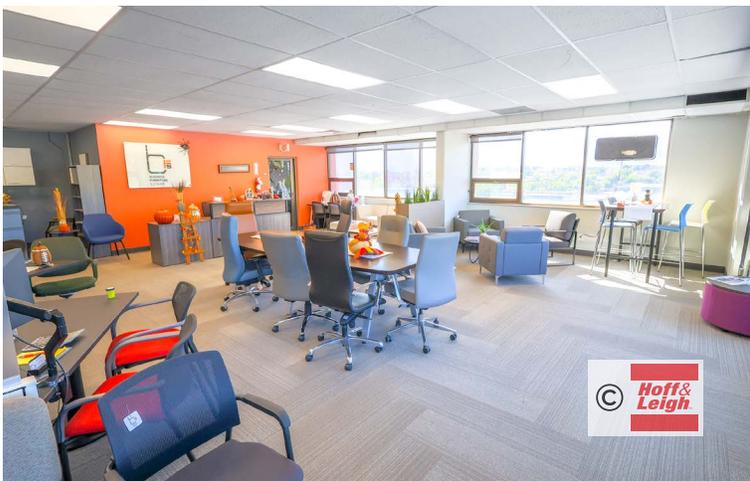


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