

FOR SALE DOWNTOWN WAREHOUSE



TRENT PROPERTIES GROUP

BUILDING

3,000 SF

BUILT: 1980

LAND

5,000 SF

MX-M Zoning

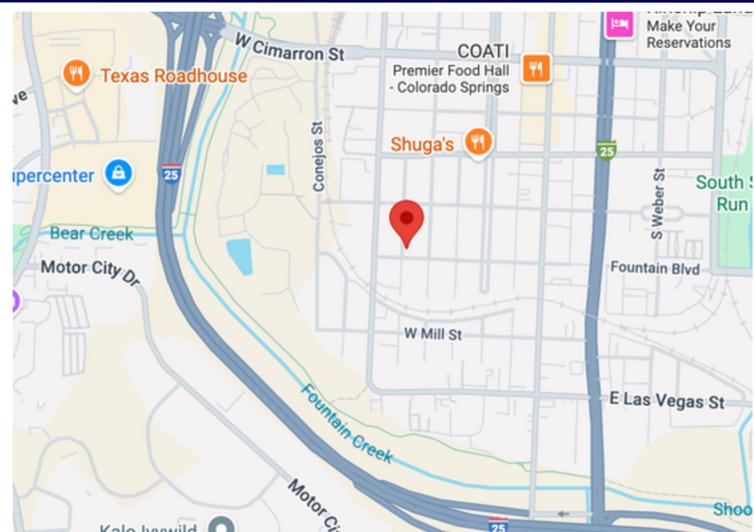
TAXES

2024: \$5,820

PRICE

\$600,000

**114 W FOUNTAIN BLVD.
COLORADO SPRINGS, COLORADO 80903**



This downtown warehouse boasts 14-foot ceilings, and two large drive-in doors. There is a small mezzanine, office space, and ample power. Sellers installed a new heater in 2025.

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2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

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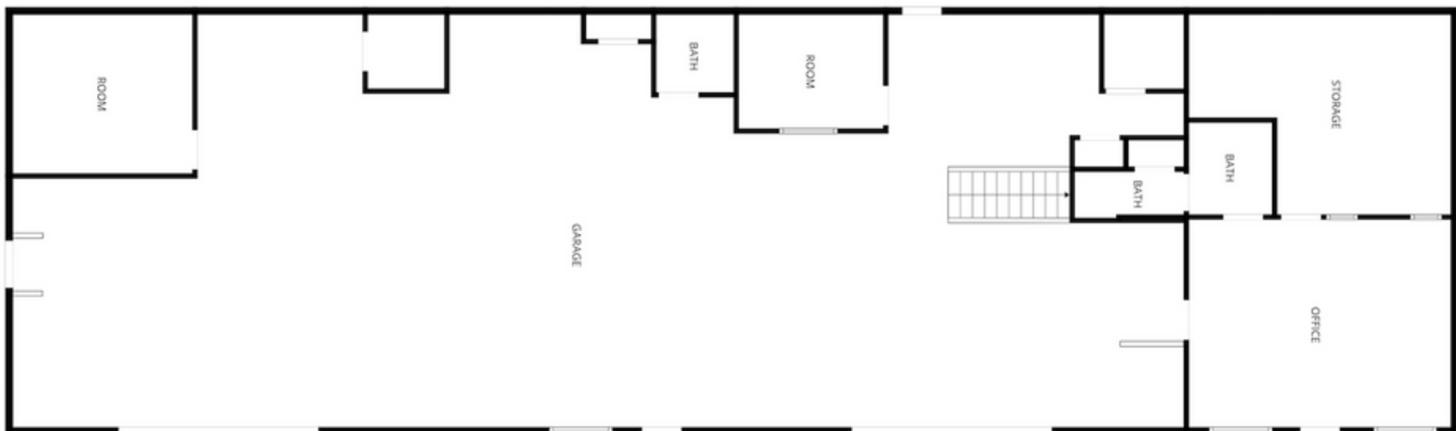


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COMBINE WITH NEIGHBOR

114 W Fountain can be combined with 110 W Fountain Blvd., pictured above. The 14,000 SF lot includes a 938-SF building with a drive-in door and bathroom.

There is a curb cut into the mostly fenced yard.

Offered at an additional
\$600,000.

RARE DOWNTOWN OPPORTUNITY

Properties like this are rare. This solid, concrete block building offers a functional home for any business needing drive-in doors, two 3-phase 400-amp breakers, and good clear height.

The location cannot be beat. This property is located within easy distance of I-25, just outside of the Downtown Form-Based Zone. It's in an Opportunity Zone, Enterprise Zone, and Hub Zone.

There is tremendous appreciation potential in this area in the future, there is extraordinary opportunity for business here NOW.

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