



Best Value in Colorado Springs! \$86 Per SF

3709 EAST PLATTE AVENUE, COLORADO SPRINGS, CO 80909

PRICE REDUCED!



Overview

Incredible Value at Only \$84/SF!

Plus - the Seller will credit the Buyer \$130,000 at closing toward a brand-new roof.

Highly visible location on East Platte Avenue near Academy Blvd. Flexible layout for office, showroom, or light industrial use. Abundant natural light with large storefront windows. Two-story configuration with mix of office, open work area, and warehouse. Drive-in door for light loading / delivery. Ample on-site parking with easy access from Platte Ave. Located within minutes of major retail and service corridors.

Potential Uses:

- Showroom
- Display Space Light Manufacturing Office + Warehouse Studio
- Creative Use Service
- Business or Trade Contractor

Highlights

- \$130k credit for a new roof at closing
- Situated along one of Colorado Springs' busiest commercial corridors
- Excellent visibility and signage potential
- Quick access to Academy Blvd., Powers Blvd., and I-25
- Surrounded by strong retail, service, and automotive users

Property Details

Reduced Sales Price

- ~~\$1,650,000 (\$86.51 PSF)~~
- **\$1,595,000 (\$83.63 PSF)**

Building Size

- 19,072 SF

Lot Size

- 0.68 Acres

Zoning

- C6 AO (General Commercial)

Rev: December 23, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Holly Trinidad

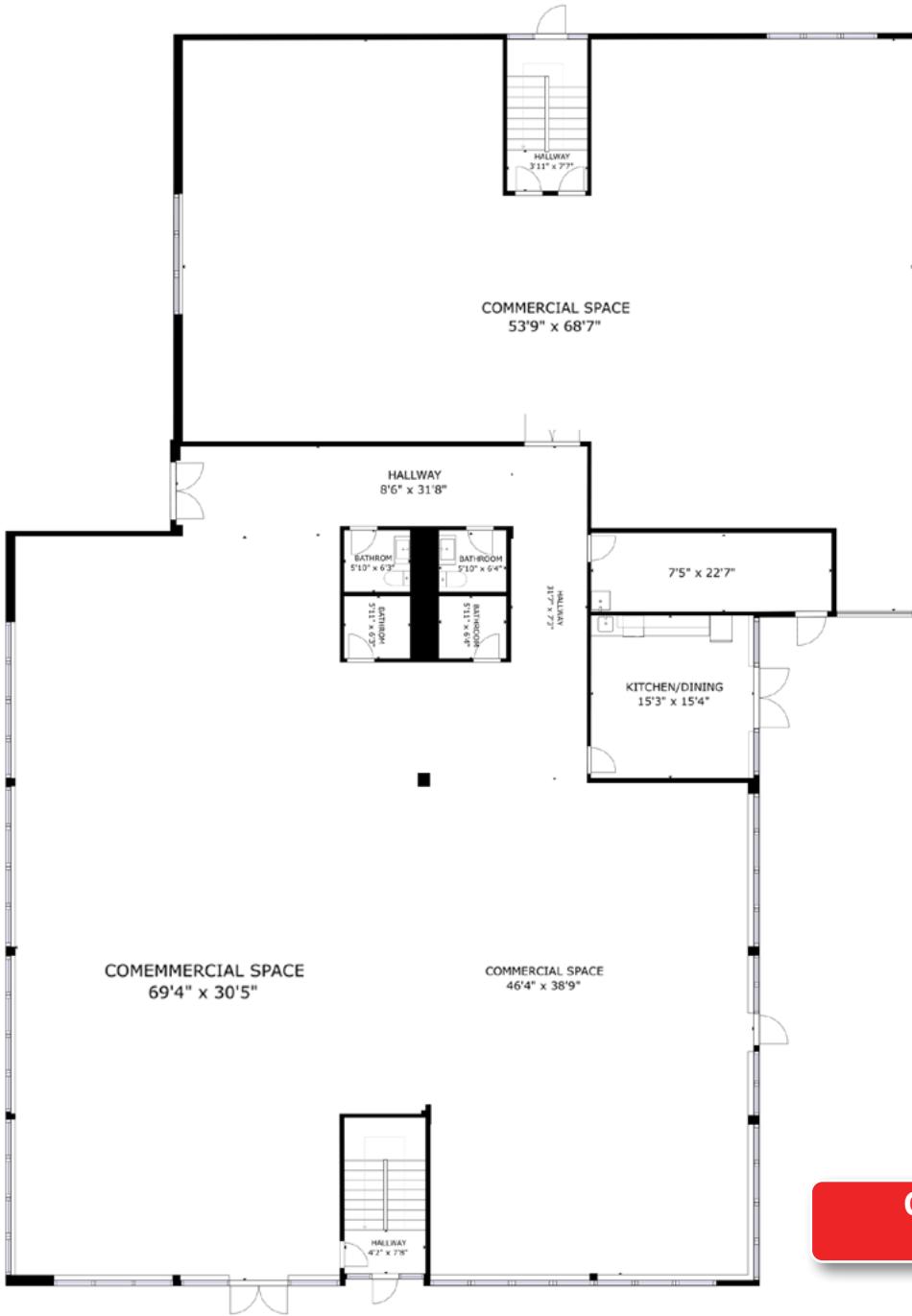
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FLOOR PLAN

Floor 1

**Click Here for
Virtual Tour**

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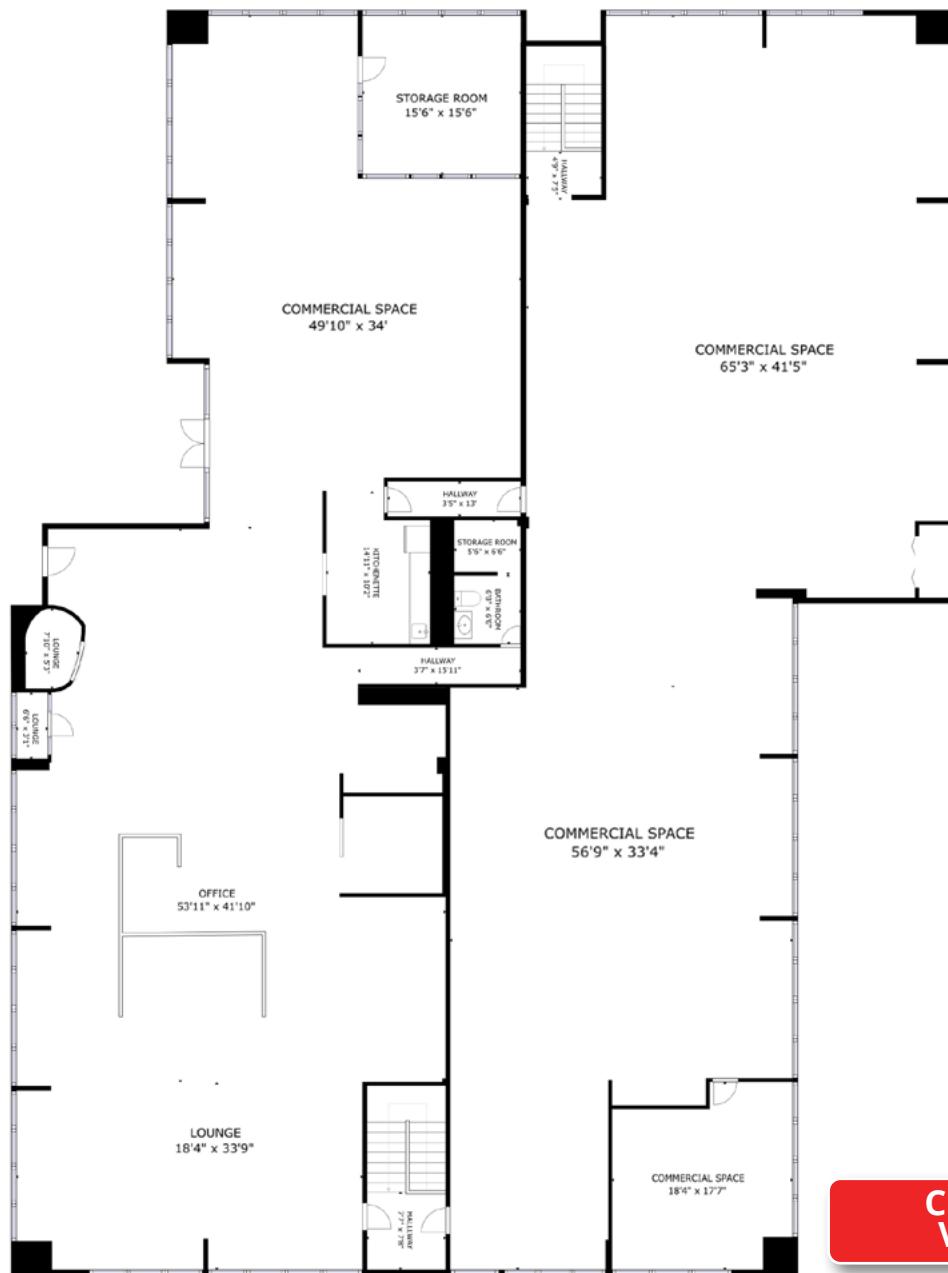
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FLOOR PLAN

Floor 2

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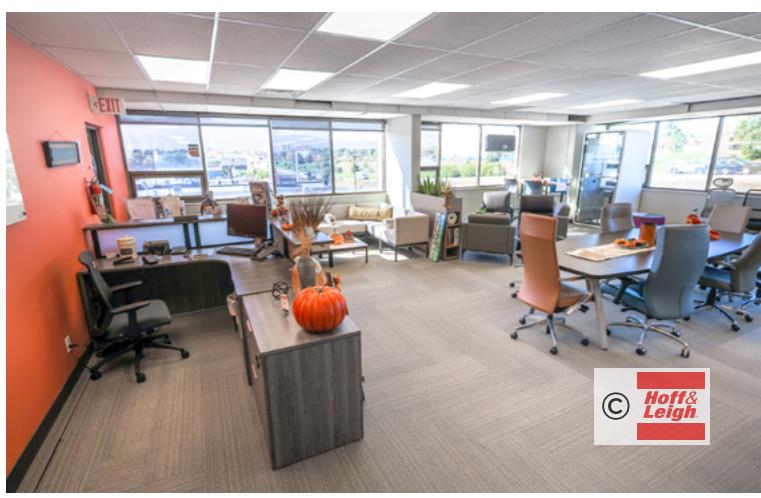
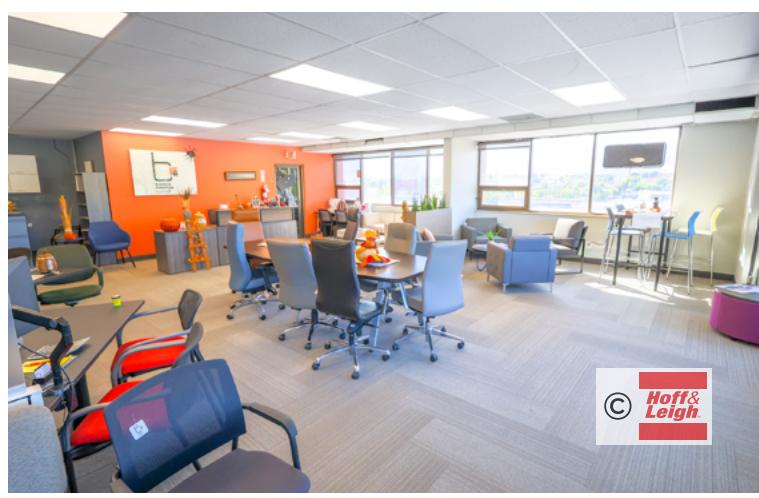
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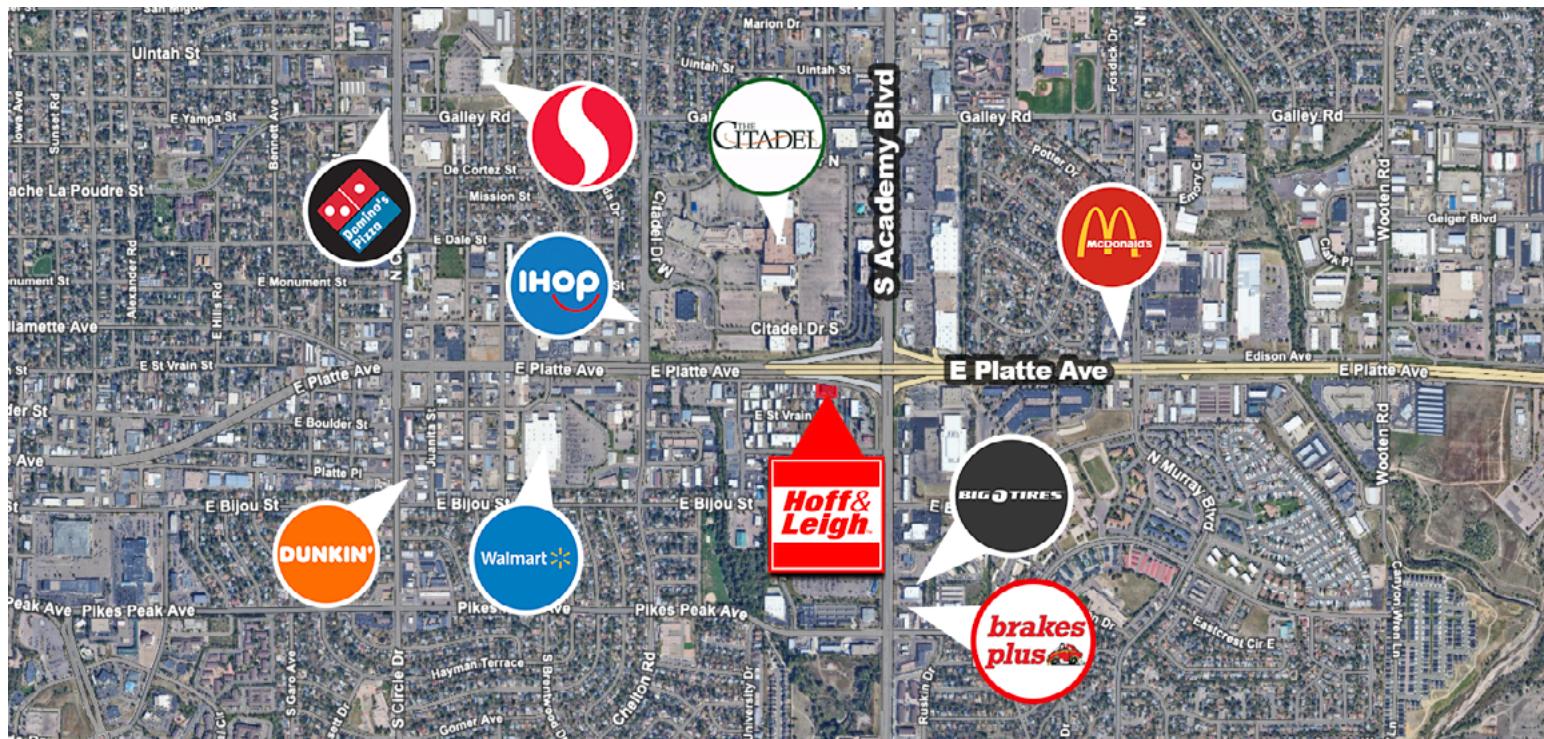
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