



Overview

Priced to Sell! (\$88.54 PSF)

2109 S Broadway offers approximately 6,720 SF on a nearly 0.69 acre lot near Old Colorado City. Currently home to Sweet William Antique Mall, the building supports a range of owner user or investor strategies including flex, showroom, light warehouse, studio, or redevelopment concepts (subject to zoning and approvals). Functional attributes include approximately 12 foot clear height, a drive in door, and a private driveway with on site parking. The property also has some of the best views of the front range in all of Colorado Springs!

Highlights

- **Owner/User:** Great basis for purchase and outstanding west-side location!
- **Investor:** Upside and wide range of potential uses for future tenants.
- **Rare West Side flex opportunity** priced far below replacement cost at only \$88.54 PSF.
- ±12 foot ceiling clearance, drive in door, private driveway, ample parking, lots of character!

Property Details

Sales Price

- **\$595,000**
- \$88.54 PSF; priced far below replacement costs

Building Information

- 6,720 RSF (plus drive-in basement which is usable approximately 2,000 RSF)
- Built in 1966

Lot Size

- 0.69 Acres

Zoning

- M1/CR

Rev: March 3, 2026

Priced to Sell!

2109 S BROADWAY, COLORADO SPRINGS, CO 80904



Rev: March 3, 2026

Priced to Sell!

2109 S BROADWAY, COLORADO SPRINGS, CO 80904



Rev: March 3, 2026

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

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com

Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com