

19,072 SF | HARD CORNER VISIBILITY | PLATTE & ACADEMY

Office / Retail Building For Sale

3709 E. PLATTE AVENUE · COLORADO SPRINGS, CO 80909

SALE PRICE

\$1,295,000

\$67.90 PSF



Located at the hard corner of Platte Avenue and Academy Boulevard with over 54,000 vehicles per day, 3709 E. Platte Avenue is a rare opportunity for a business to own its building in one of Colorado Springs' most visible and well-trafficked corridors. The 19,072 SF two-story building offers flexible space suitable for a wide range of owner-user businesses.

- **Delivered vacant** — 90-day tenant termination clause upon sale; occupy on your timeline
- **Exceptional connectivity** — direct access to two of Colorado Springs' primary East-West and North-South arterial corridors
- **Independent floor access** — exterior entry on both floors supports flexible space utilization
- **Two 600-amp electrical services** — supports medical, fitness, food service, and other high-demand uses
- **Flexible MX-L AO zoning** — office, retail, showroom, creative, and medical uses all permitted
- **Front Range views** from the upper level

PROPERTY DETAILS

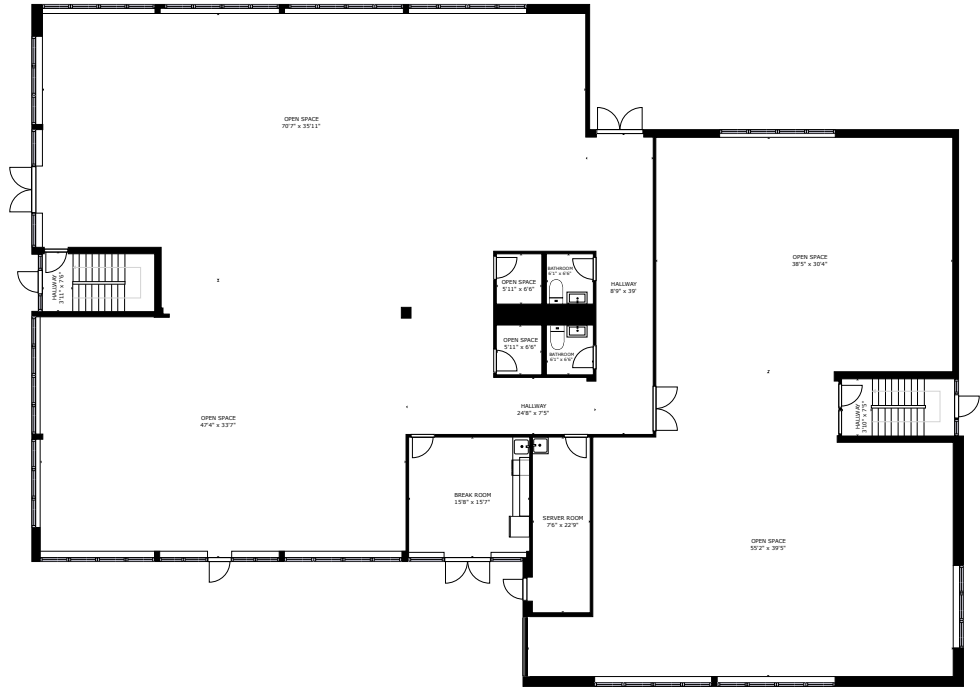
SALE PRICE:	\$1,295,000
PRICE PER SF:	\$67.90 PSF
BUILDING SIZE:	19,072 SF
LOT SIZE:	29,612 SF
ZONING:	MX-L AO
YEAR BUILT:	1973
PARKING:	35 Surface Spaces
CEILING HEIGHT:	10' - 11'
PARCEL NUMBER:	6415100082



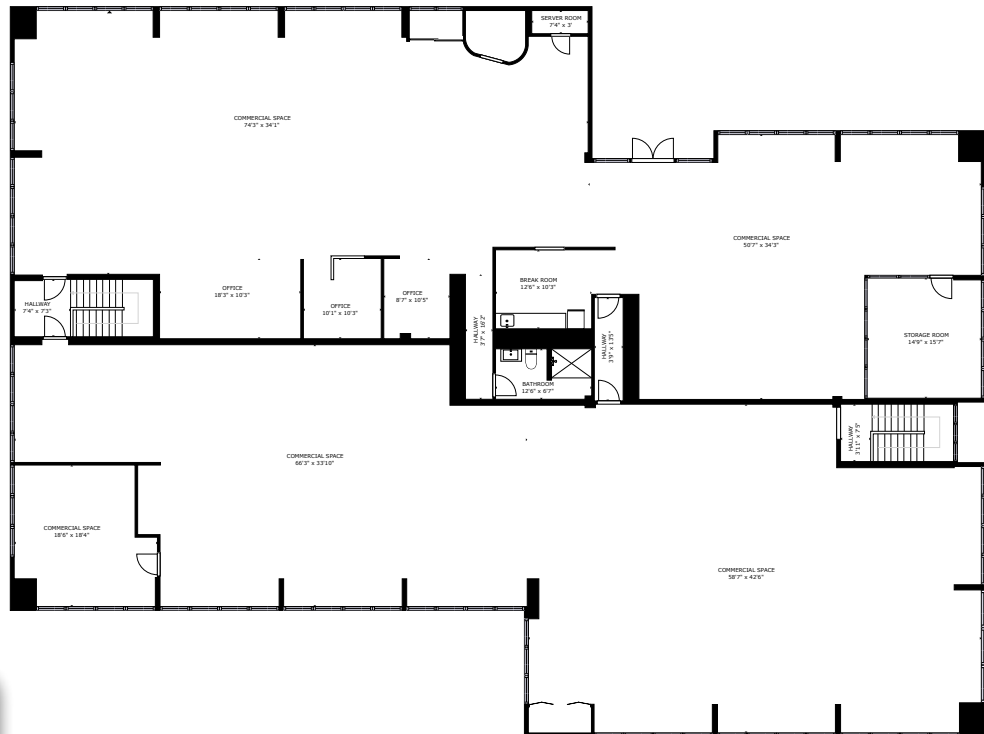
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FIRST FLOOR



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SECOND FLOOR



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