

2132 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

1,482 SF (BLDG)

14,374 SF (LOT)

SALE OPPORTUNITY | AVAILABLE IMMEDIATELY



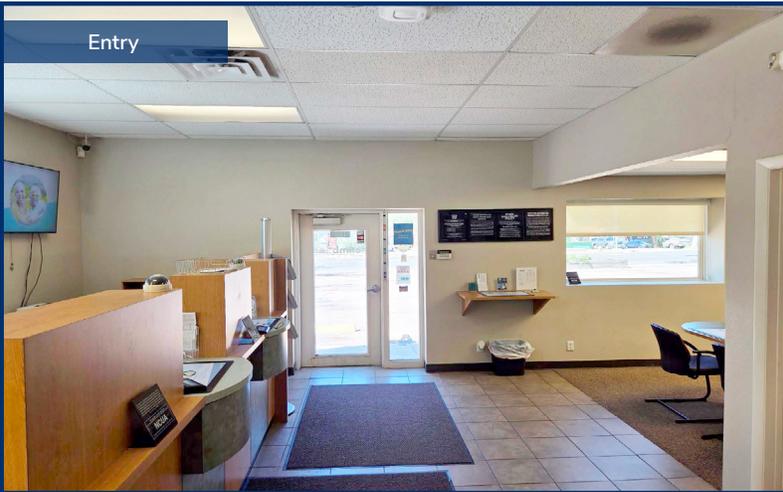
BUILDING SPECIFICATIONS

| | |
|--------------------------------------|--|
| Address | 2132 W Colorado Avenue Colorado Springs, CO 80904 |
| Size | 1,482 SF |
| Sale Price | WAS \$635,000 NOW \$535,000 |
| Year Built | 1967 |
| Lot Size | 0.33 Acres (14,374.8 SF) |
| Estimated Annual Taxes (2025) | \$4,315.94 |
| Zoning | MX-M (Mixed-use Medium Scale), C5 |

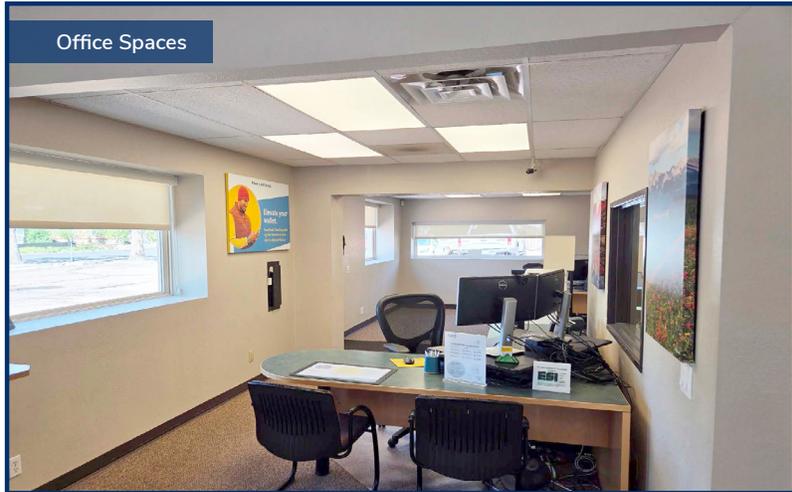
HIGHLIGHTS

- Prime location in the heart of Old Colorado City
- High-visibility frontage along W Colorado Avenue with strong signage opportunities
- Excellent pedestrian and vehicle traffic along a major commercial/residential corridor
- Surrounded by established retailers, restaurants, and dense residential neighborhoods
- Currently improved as a credit union/financial services space with adaptable interior layout
- Flexible zoning and layout suited for retail, office, financial services, or other professional uses
- Move-in ready with potential for reconfiguration/customization to fit new concepts
- Strong owner-user or investment opportunity in a stable, high-demand submarket

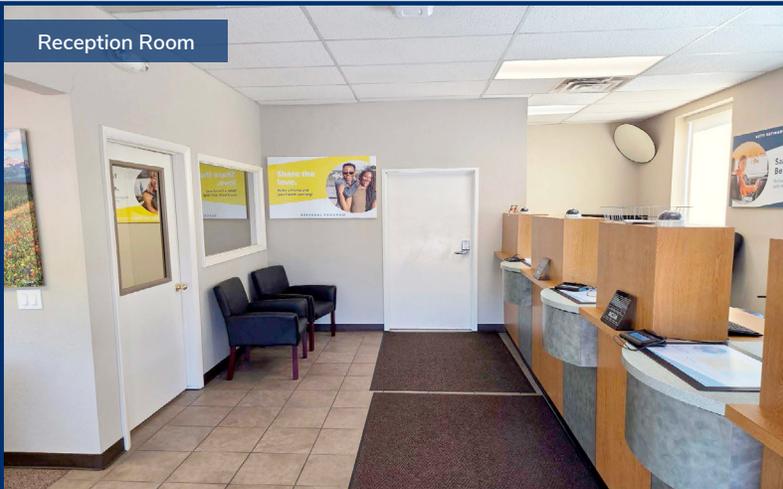
Entry



Office Spaces



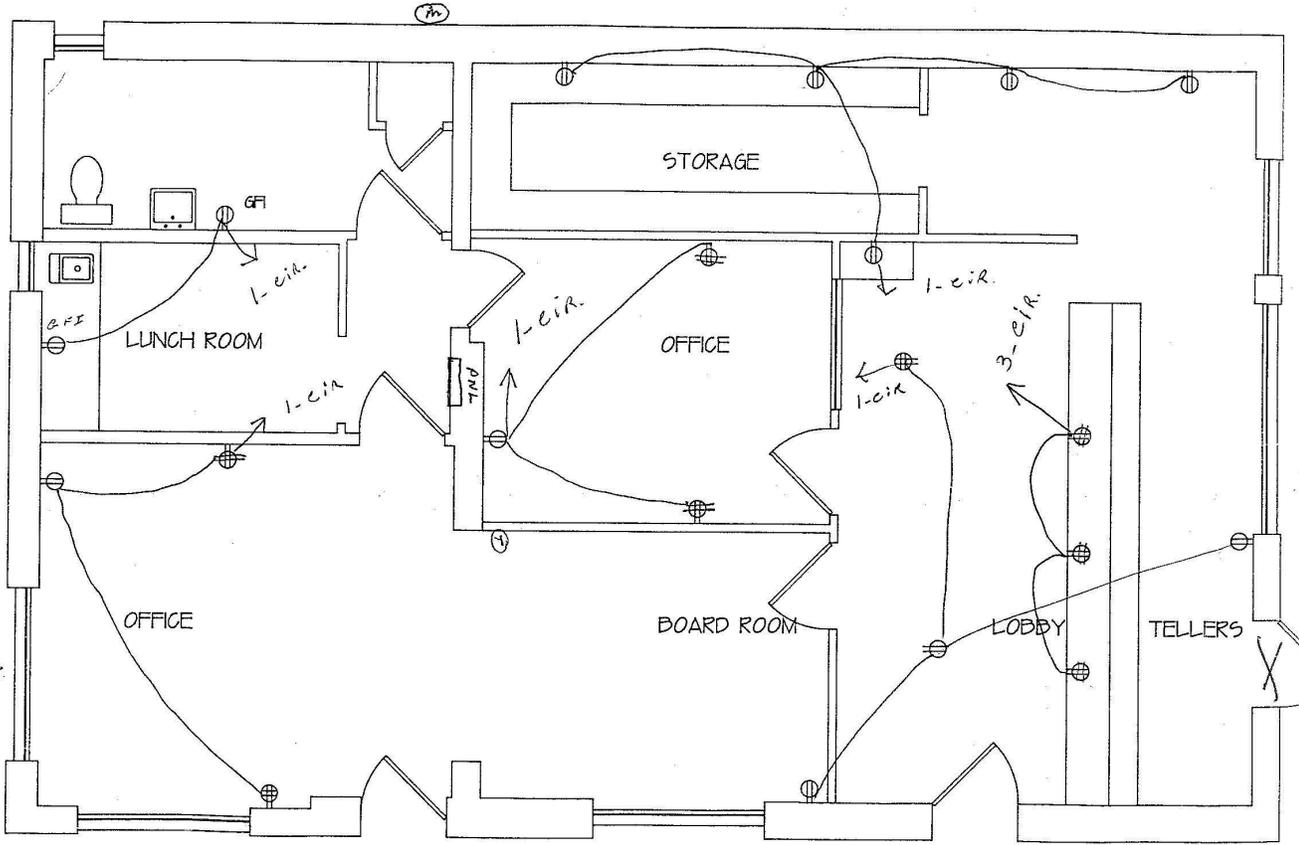
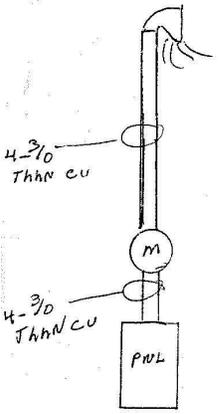
Reception Room



Exterior & Parking



FLOOR PLAN



200A 3PH 4 WIRE
42 C.K. WITH 200A M.C.B.

1 RTU - max 30A.
LIGHTING - 18 A.
1 EXHAUST FAN - 2 A.
REC. - 2240 VA.

ELECTRICAL PLAN
SCALE: 1/4" = 1'

