



Retail For Sale

128 & 116 North Nevada Ave
Colorado Springs, CO

Exclusively Marketed by:



Offered for sale for the first time in more than twenty years are 116 & 128 North Nevada Avenue in Colorado Springs, CO.

These two buildings on 3 parcels represent a rare opportunity to purchase a total of 27,680 SF including a corner lot and parking in downtown Colorado Springs.

Located adjacent to downtown's Acacia park and steps from bustling Tejon Avenue, these properties are primed for redevelopment as retail, office, or residential.

The two buildings are full of original historic details including beautiful casework, hardwood floors and ceiling details. Soaring ceilings on the upper level offer lots of flexibility for loft apartments, condos or offices while additional basement space (not included in SF calculations) and a private outdoor breezeway offer opportunity for creative retail conversion.

Property currently has only 2 tenants: King's Chef Diner and Susanna's comfort cuisine, both in retail units at street level.



Quick Facts
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Total Building SF: 37,450 (20,398 ground level)

Total Land SF: 27,680 (22 existing parking spaces)

Zoning: FBZ

Parcel 1

- Building Size: 28,680 SF + Basement
- Land Size: 14,500 SF

Parcel 2

- Building Size: 8,770 SF
- Land Size: 7,920 SF

Parcel 3

- Building Size: N/A
- Land Size: 5,250 SF

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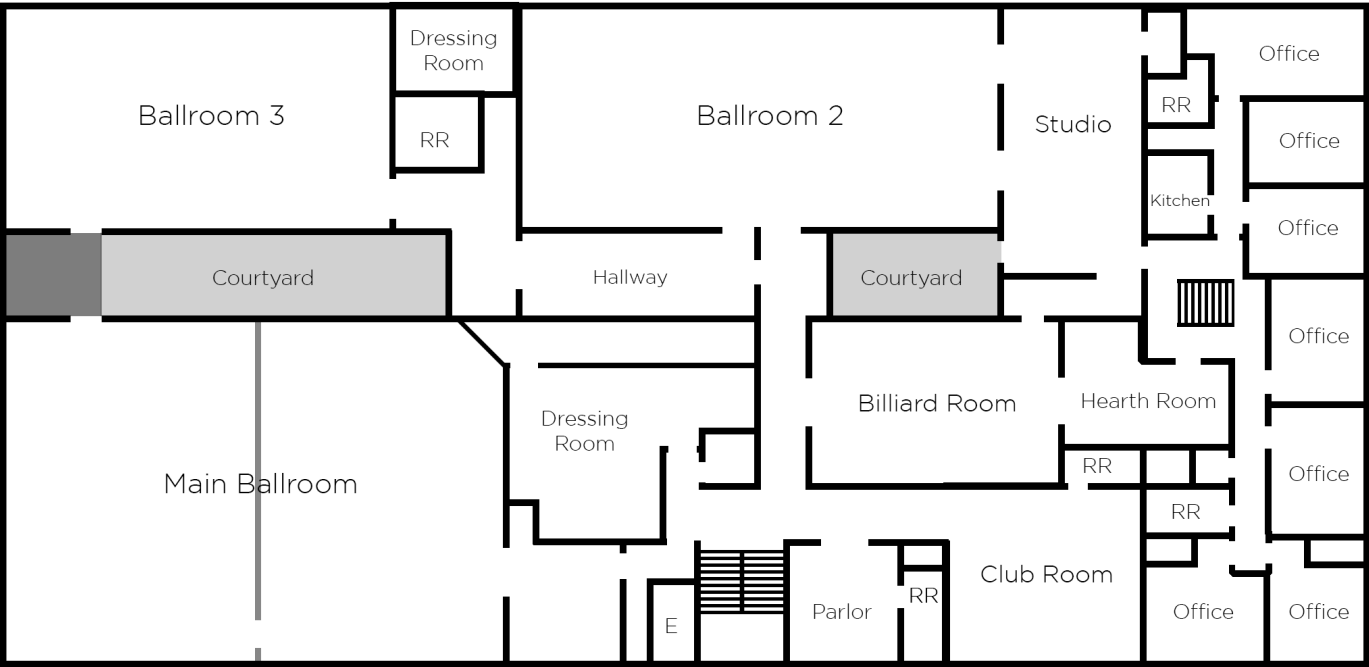
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Quick Facts

128 & 116 North Nevada Ave
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Upper Level



Main Level



Floor Plan
128 North Nevada Ave
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Property Photos
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