

# Retail/Industrial Building with Large Lot for Sale/Lease

3213 Chelton Circle, Colorado Springs, CO 80909



## PROPERTY FEATURES

- Nearly an acre of land!
- Clean & updated retail/showroom & office
- Drive through warehouse with two 12'x14' doors
- High Ceilings (approx. 16')
- Floor drains within Warehouse
- Central location within Colorado Springs

## PROPERTY DETAILS

<b>Building Size:</b>	+/- 2,020 SF
<b>Total Land:</b>	+/- 0.96 acre (42,124 SF) (two Parcels: 6410321029 & 6410321051)
<b>Zoning:</b>	C-6 (update MX-L)
<b>Year Built:</b>	1972
<b>Lease Rate:</b>	\$4,750 per month + NNN
<b>Sales Price:</b>	Contact broker for information

**Taylor Stamp**  
Managing Broker  
719.235.8099  
tstamp@quantumcommercial.com



## PROPERTY OVERVIEW

Now available and a rare opportunity to lease or purchase this freestanding retail/showroom/office and industrial building located just off of Platte Ave. The property is situated within a cul-de-sac near established business ranging from automotive repair, light manufacturing, a bakery and other retail-type businesses. The property offers a lot of flexibility for a wide variety of future uses with a freshly updated open retail, showroom or office component and a fantastic and highly usable drive-through warehouse area. The property's highlight is that it sits on nearly a full acre of usable land!

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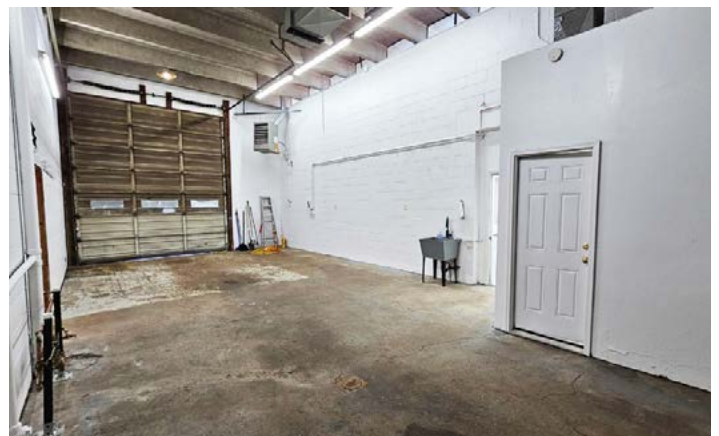
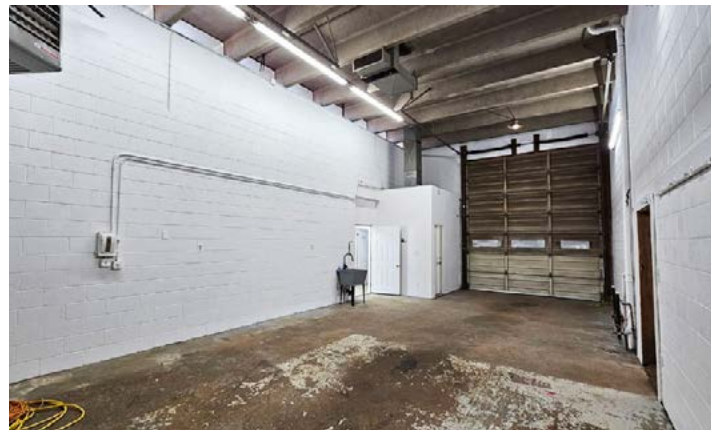
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