

# OFFICE BUILDING



FOR SALE

225 S ACADEMY BOULEVARD

COLORADO SPRINGS, CO 80910



**COLE UNDERWOOD**

Broker Associate

Direct: (719) 200-4610

[cole@coleunderwood.com](mailto:cole@coleunderwood.com)



4272 Promenade Drive Suite 100

Colorado Springs, CO 80920

[www.coleunderwood.com](http://www.coleunderwood.com)

# PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,400,000.00
CAP RATE:	8%
RENTABLE BUILDING AREA	15,556 SF
LAND AREA:	1.00 AC
ZONING:	PBC, COLORADO SPRINGS
FLOORS:	2

# PROPERTY DESCRIPTION

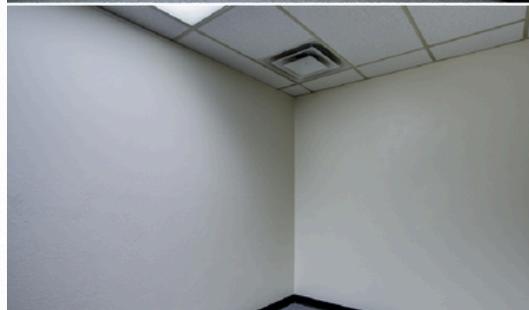
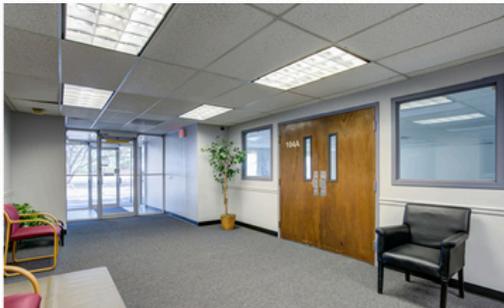
GREAT OFFICE BUILDING ON SOUTH ACADEMY. BUILDING HAS BEEN VERY WELL CARED FULL AND RECENTLY UPDATED. PLENTY OF OFF STREET PARKING AND GREAT VISIBILITY ON ACADEMY. PROPERTY HAS MULTIPLE TENANTS, SOME OF WHICH ARE VERY LONG TERM. BUILDING IS CURRENTLY ZONED PBC AO AND SITS ON 1 ACRE OF LAND. THIS WOULD BE A TURN KEY INVESTMENT FOR SOMEONE.

# PROPERTY HIGHLIGHTS

- HIGH TRAFFIC AREA ON ACADEMY
- UPDATED THROUGHOUT & IN GREAT CONDITION
- LONG TERM TENANTS IN PLACE
- PLENTY OF OFF STREET PARKING
- GREAT INVESTMENT



# PROPERTY PHOTOS



# PROPERTY MAP

