



FULLY LEASED MEDICAL OFFICE FOR SALE

3210 North Academy Boulevard, Colorado Springs, CO 80917



PROPERTY HIGHLIGHTS

- Fully leased investment property with near-term flexibility
- Building demised into 4 separately deeded condo units with individual restroom packages and mechanical systems
- Abundant parking
- Prominent monument signage off Parkmoor Village Drive
- Storage basement
- Interior improvements completed

OFFERING SUMMARY

Sale Price:	\$895,000
Number of Units:	4
Building Size:	5,932 SF
Number of Tenants:	1
Building Financials:	Contact Broker

CONDO UNIT	SIZE	PARCEL
Suite 1	1,140 SF	6334102306
Suite 2	1,290 SF	6334102307
Suite 3	1,878 SF	6334102308
Suite 4	1,624 SF	6334102309



TIM AGEE

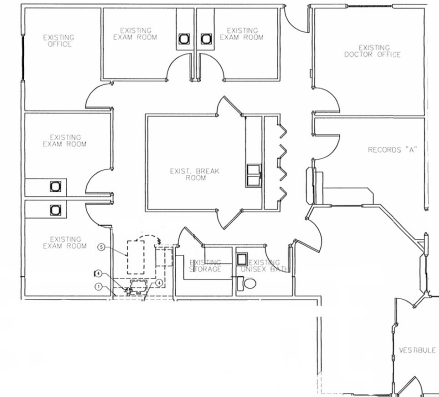
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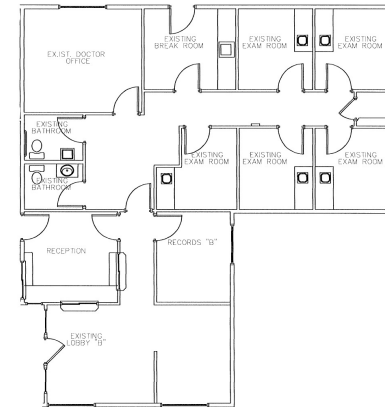


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Suite 3 Floorplan



Suite 4 Floorplan



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