

1150 Elkton Drive

1150 Elkton Drive Colorado Springs, CO
80907



FOR SALE

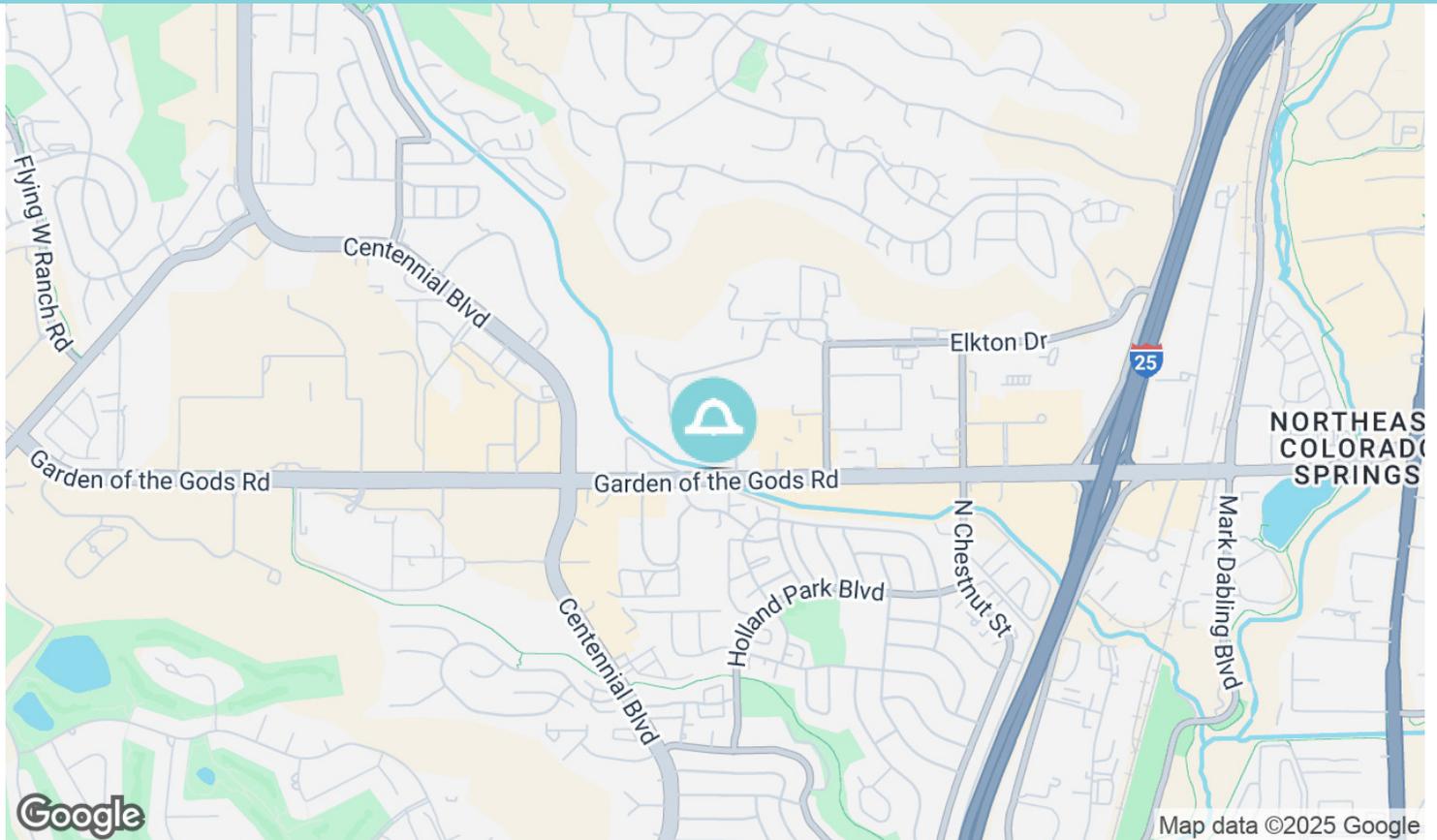
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BellStreet

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For Sale

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Property Description

Introducing a prime investment opportunity in Colorado Springs, CO! This meticulously renovated 8,487 SF office building, nestled in the thriving Colorado Springs area, is sure to captivate savvy investors. Boasting a strategic 1980 construction and an impressive 2019 renovation, the property offers modern amenities and a versatile layout. Zoned BP for flexibility, this property is perfectly poised for a range of office or commercial uses, presenting a highly sought-after prospect for investors seeking a lucrative addition to their portfolio in a dynamic and rapidly growing market. Don't miss the chance to secure a prominent foothold in this thriving business community!

Property Highlights

- Income Producing Billboard
- Ample Parking
- Zoned BP for versatility
- Prime location in Colorado Springs

Offering Summary

Sale Price:	\$2,500,000
Lot Size:	1.08 Acres
Building Size:	8,487 SF
NOI	\$17,000
Parking Ratio	3.88

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	77	655	3,329
Total Population	162	1,398	7,608
Average HH Income	\$84,916	\$86,779	\$97,572

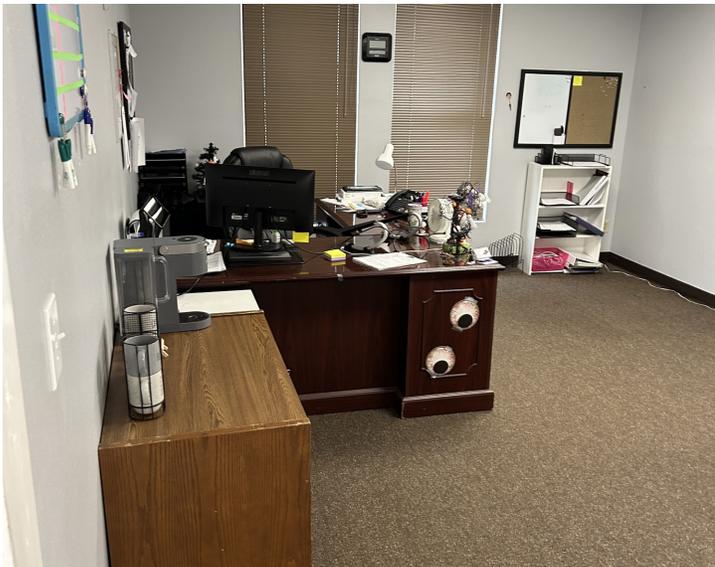
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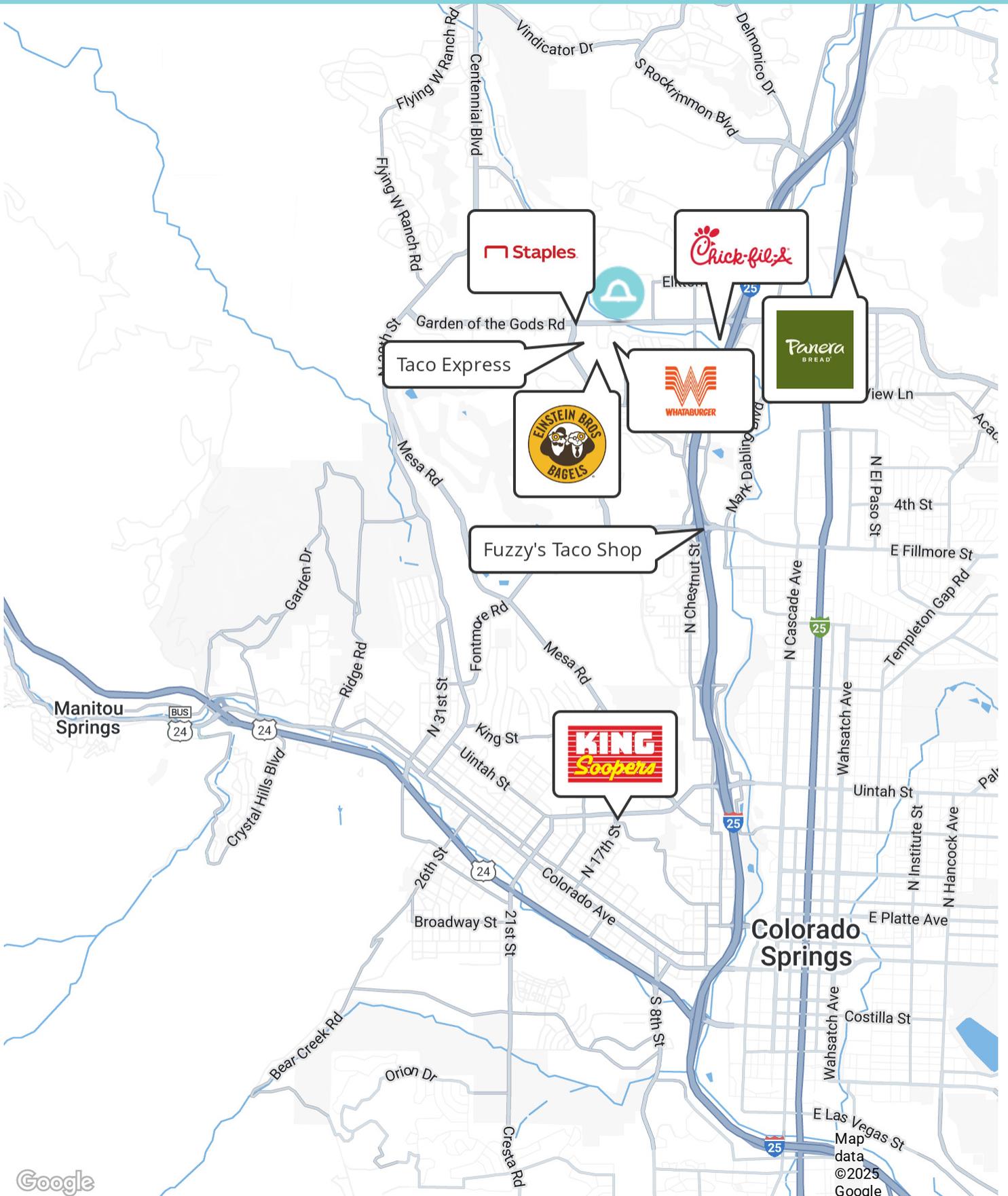
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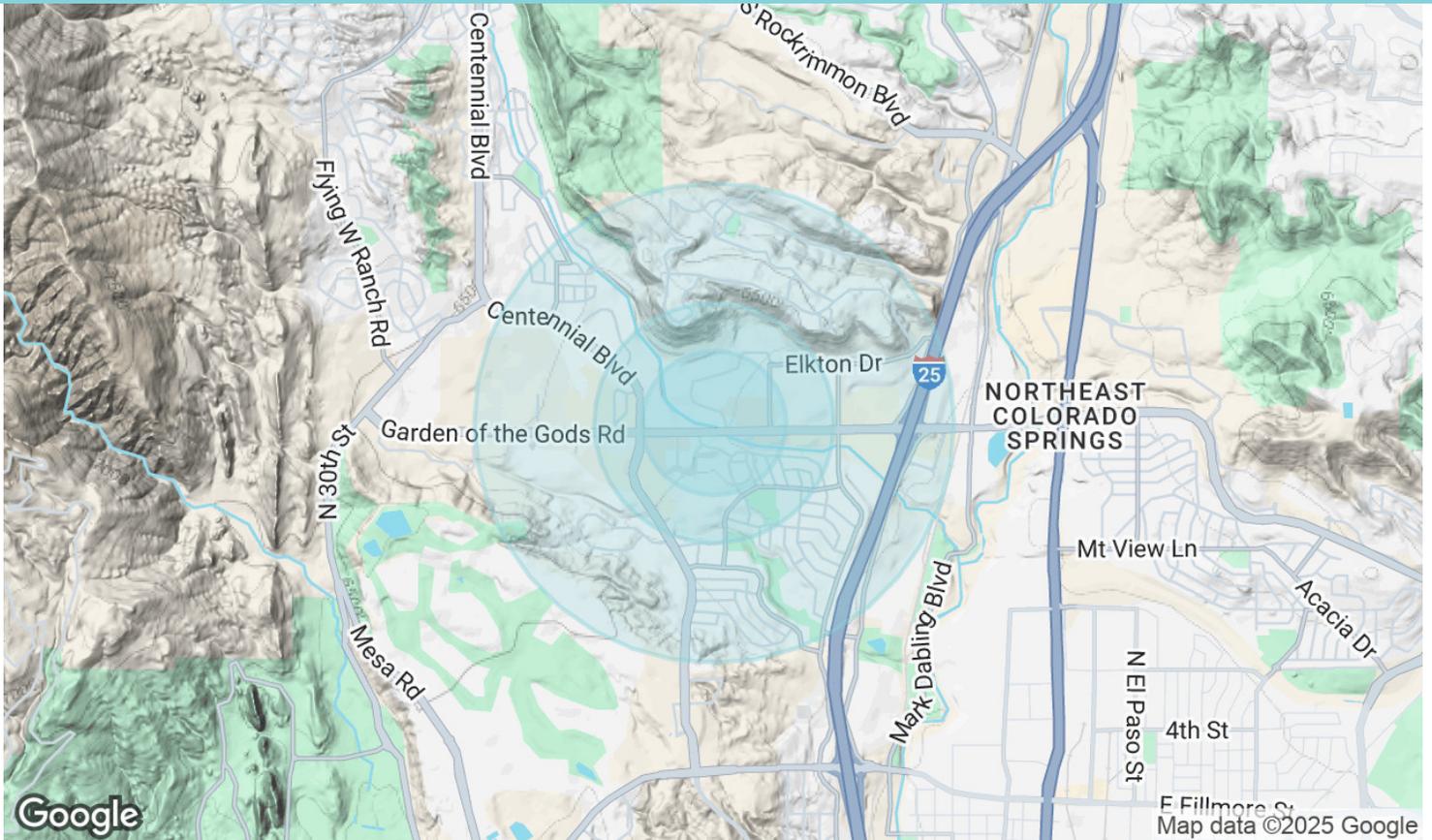


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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	162	1,398	7,608
Average Age	39	39	42
Average Age (Male)	38	39	41
Average Age (Female)	39	40	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	77	655	3,329
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$84,916	\$86,779	\$97,572
Average House Value	\$475,718	\$499,980	\$586,168

Demographics data derived from AlphaMap