

INVESTMENT

**Car Lot with
Office Building**

2660 E. WILLAMETTE
COLORADO SPRINGS, CO 80909

FOR SALE



FEATURES AND DESCRIPTION

***On Northeast corner of Willamette and Yuma**

***Just West of Platte Avenue and Willamette**

Year Built: 1999

***Zoning Allows almost any Commercial Use**

Site: 11,560 Square Feet

***Building has overhead door and garage area**

Building Area: 900 Square Feet

***Large/Tall Pylon sign visible from Platte Avenue**

Zoning: C-6

***Ideal uses: Car Lot, Contractor Lot, RV Sales, Tire**

Construction: Block

***Shop, Repair Shop, Vehicle Storage**

2021 Taxes: \$1,978.55

***Lots of room to add an additional
building**

CAP Rate: 8.4%

Tenant: Used Car Dealer

SALE PRICE: \$595,000



Front Range Commercial
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