



FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

Prime C-5 zoned commercial lot with 2,757 SF free-standing building and 25 paved parking spaces on high-traffic S Nevada Ave. Phase I, ALTA survey, and demo bid are complete—making this a shovel-ready redevelopment site. Ideal for retail, office, or mixed-use. Combine with adjacent parcels for 1.7+ acres of development potential.

LOCATION

1629 S Nevada Ave
Colorado Springs

PROPERTY HIGHLIGHTS

- ✔ Lot: 0.42 acres (18,324 SF) with paved public road frontage
- ✔ Building: 2,757 SF free-standing brick retail (built 1946)
- ✔ Parking: 25 dedicated spaces
- ✔ Utilities: Electricity & sewer connected to public systems
- ✔ Status: Active, sold “as-is” retail space or vacant redevelopment site
- ✔ Development-Ready: Demolition bid in hand, Phase I & ALTA complete; no TIF concerns



\$1,200,000

CONTACT US NOW

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