



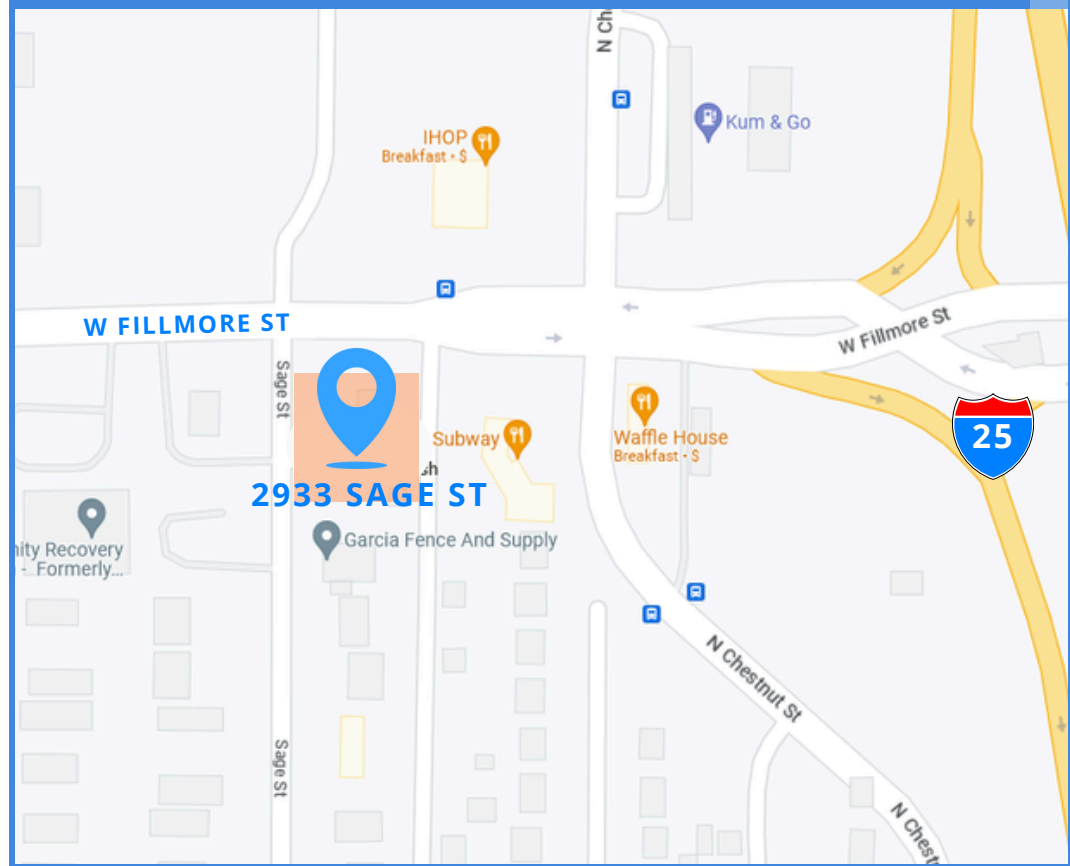
PRICE REDUCTION!
FOR SALE

2933 Sage St
Colorado Springs, CO 80907

PROPERTY SPECIFICATIONS

	LOCATION:	2933 Sage St Colorado Springs, CO 80909
	BUILDING:	2,196 SF
	LOT SIZE:	0.37 acres
	SALE PRICE:	\$745,000 \$615,000
	ZONING:	C5 / MX-M

MAP



REDEVELOPMENT OPPORTUNITY

Start from the ground up, but keep the existing car wash and cash flow while working on the pre-development work with the city.

This corner lot with high traffic makes this location ideal for a quick service drive-thru including coffee or sandwiches.

Flexible zoning allows for a wide range of uses.

SELLER-FINANCING AVAILABLE

CORNER LOT | 25,000+ VPD

RENEE NEWLAND
Commercial Broker

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LOCATION DETAILS:

- High visibility with **25,000+** vehicles per day
- Next to strong brands including Kum & Go, IHOP, Fuzzy's Taco Shop, Waffle House, Subway, and American Furniture
- 0.5 miles from large multi-family developments (**1,000+** new units in Centennial and Fillmore area)
- Visible from I-25 with 150,000+ vehicles per day

ZONING USES:

Previously C5 / Now MX-M (Mixed-Use Medium Scale. Permitted uses include (but not limited to) the following:

- Multi-Family, Live-Work Unit
- Day Care Center, Small Animal Clinic
- Restaurant, Bar
- Self-Storage
- Various Retail Sales & Service (Liquor Sales Permitted)

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FOR SALE

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BUSINESS DETAILS:

- Several equipment upgrades done in 2022 including a new hot water heater, a new boiler, and a new POS system
- Over 30 years of operation as a car wash
- 6.7% CAP rate - based on last 2 years' P&L
- 5 self-serve bays with 3 vacuum service centers



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