

FORMER SKILLED NURSING BUILDING FOR SALE

Parkmoor Village

3625 PARKMOOR VILLAGE, DR., COLORADO SPRINGS, CO 80917



3625 PARKMOOR VILLAGE is a 53,743 SF, four-story, medical building situated on 1.94 acres centrally located off N. Academy Blvd and Parkmoor Village Dr.

Formerly a 147-bed skilled nursing facility last operated in August 2022, this property has ample opportunity for medical users to improve or redevelop.

- **Selling “As-is”**
- Backs up to Palmer Park
- Commercial kitchen infrastructure
- Ideal use for skilled nursing facility, inpatient rehabilitation, mental health facilities, long term care and other medical or wellness-related businesses.
- Great location with ample transportation access and proximity to retail and dining establishments.
- All systems will need to be checked by buyer.

BUILDING SIZE: 53,743 SF (Per EPC Assessor)

SALE PRICE: \$4,000,000 (\$74.43/SF)

LOT SIZE: 1.94 Acres

OCCUPANCY TYPE: Vacant

ZONING: MX-N

**YEAR BUILT/
RENOVATED:** 1985 / 2014

TOTAL PARKING: 59 Spaces

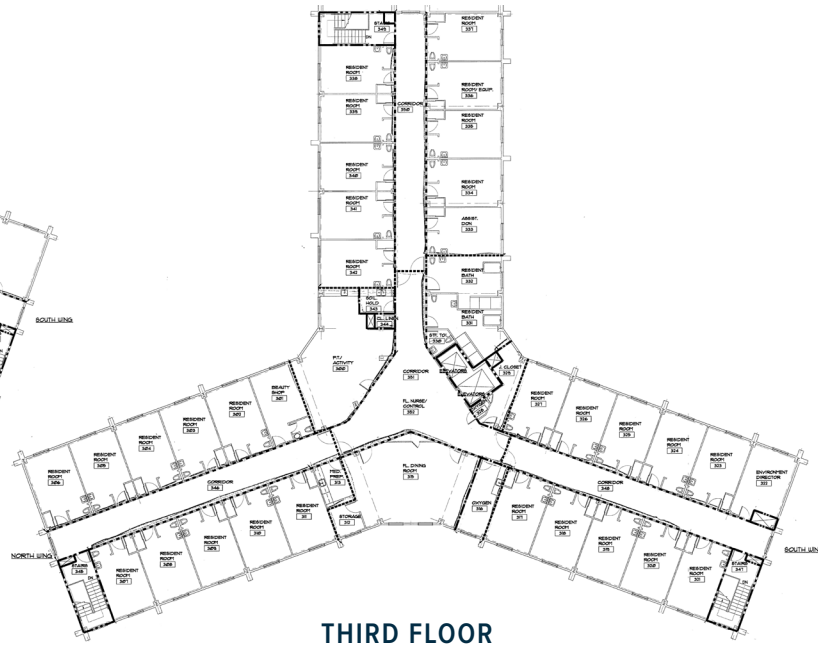
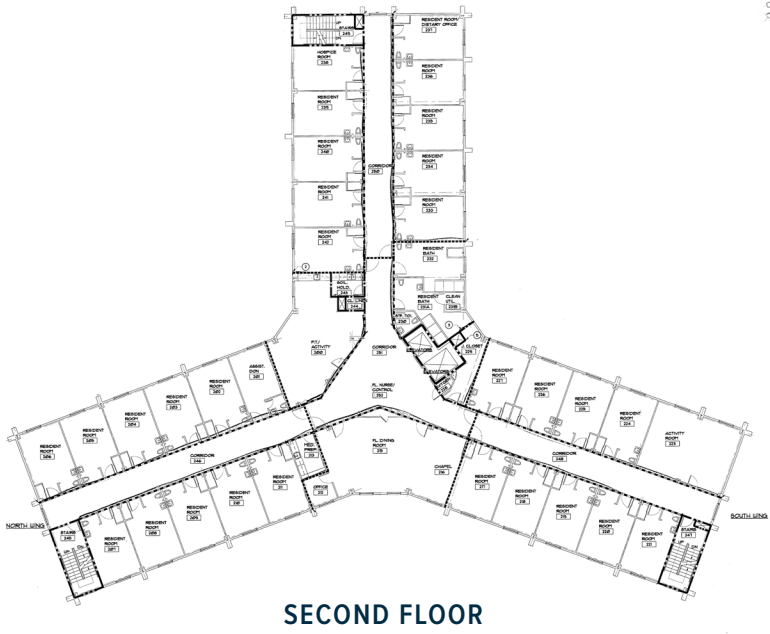
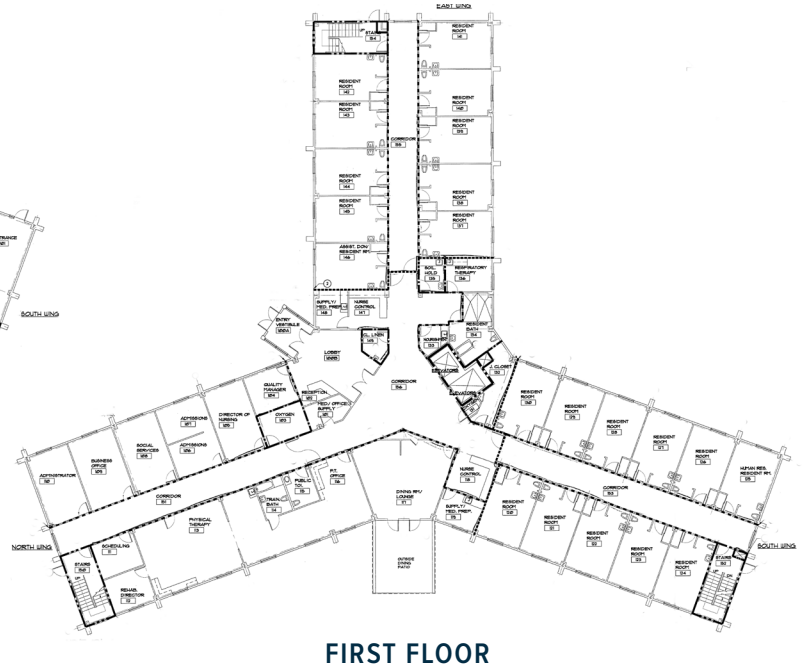
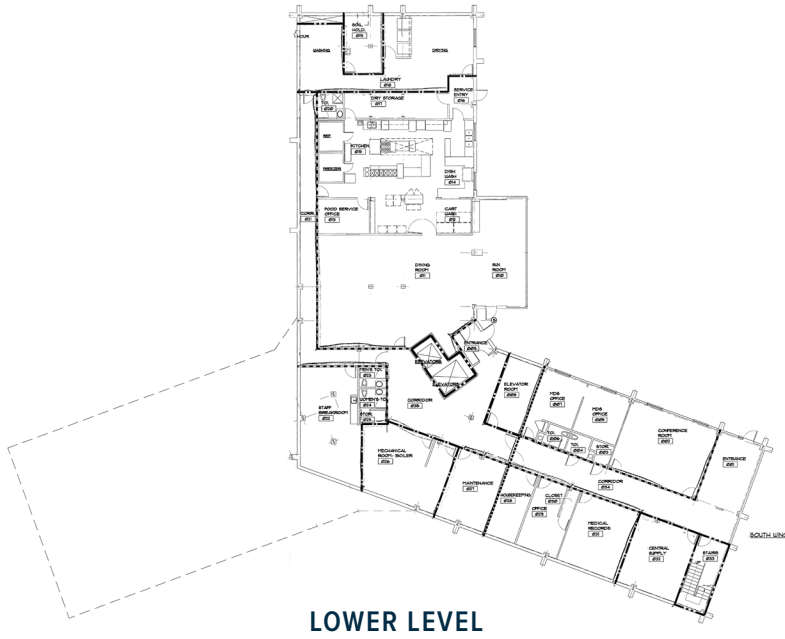
**TAX SCHEDULE
NUMBER:** 6334104023

TAXES (2023): \$18,320.35



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**Floor Plans may not match actual current conditions*

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