

For Sale: NNN Leased Dental Condo

219 W COLORADO AVE | COLORADO SPRINGS, CO 80903



Major Price Reduction!!
\$749,500.00

SALE PRICE

PROPERTY DESCRIPTION

The Trestle building at 219 W Colorado Avenue is one of Colorado Springs most distinguished office/ medical condo buildings, located in the heart of the vibrant Arts District. This property is situated along the railroad tracks on the west side of Downtown Colorado Springs.

PROPERTY FACTS

Building Size:	1,642 RSF
Use:	Dental Office
Sale Type:	Investment
NOI:	Inquire with Broker
Suite:	206
2023 OPEX:	\$11.97/SF
Parking:	40 Surface Spots
Zoning:	M2 SS CU (Located within an Opportunity Zone)
Lease Term:	7 Years



PROPERTY HIGHLIGHTS

- Thriving dental practice with long-term lease in place
- High end finishes throughout suite
- Ample parking
- Close proximity to I-25 and downtown Colorado Springs
- Located within walking distance to the Central Business District, America the Beautiful Park, and a wide variety of downtown restaurants and cuisine

INTERIOR PHOTOS



DEMOGRAPHS

	1 MILE	3 MILE	5 MILE
2028 PROJECTION	10,345	93,845	223,381
2023 ESTIMATE	10,116	92,415	219,700
2010 CENSUS	8,946	85,772	202,194

DRIVE TIMES

2 minutes I-25
5 minutes Central Business District
19 minutes Colorado Springs Airport

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AERIAL



FOR MORE INFORMATION

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