

COMMERCIAL BUILDING FOR SALE

TRENT PROPERTIES GROUP

PRICE REDUCED!



PROPERTY SUMMARY

LIST PRICE: ~~\$3,000,000~~
\$2,750,000

BUILDINGSF: 19,919 SF

LOT SIZE: 1.24 ACRES

ZONING: PBCAO / MX-M

YEAR BUILT: 1978

2024 TAXES \$22,683

345 S ACADEMY BLVD
COLORADO SPRINGS, CO 80910

FEATURES

- 24 ft ceilings throughout with drop ceiling in showroom
- 2 Overhead doors, Drive in & Dock High
- New Roof 2020
- New Roof Top Unit 2020
- Fully sprinkled
- Twin-T construction
- Electrical Upgrade 2018

Property is currently split into approximately 10,000 sf of showroom and 10,000 sq ft of warehouse.



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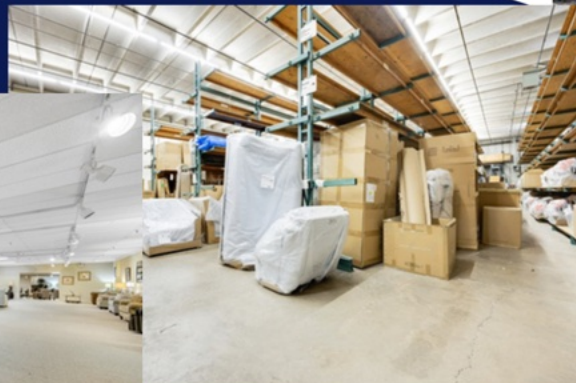
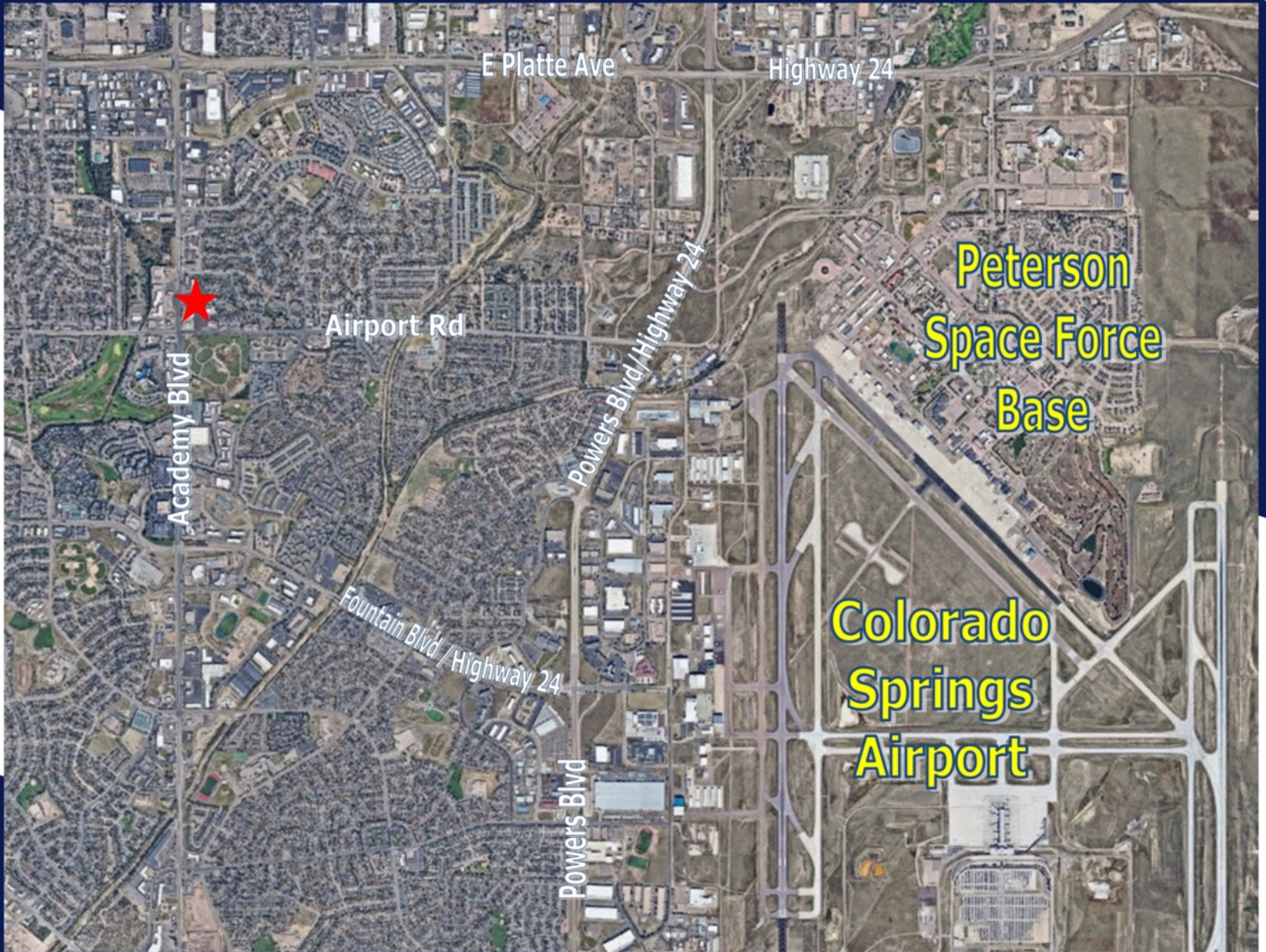
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