



SALE PRICE: \$300,000.00

Property Information

Site Area:	1,688 SF
Property Type:	Retail
Secondary Type:	Freestanding
Zoning:	C6

Parking:	5 Spaces/2.96 Ratio
Year Built	1945
Land Area	0.20 AC



The Underwood Group
4272 Promenade Drive
Colorado Springs, CO 80920



For more information:
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Property Overview

This property gives you the opportunity to work, live, and have fun all in one place! The retail space has a large open area that is great for displays, a reception area, or whatever you can imagine. It also features 2 additional rooms that can be used for offices or backstock, storage area, and restroom. The outside workshop/garage is heated, insulated, and has ample workspace...making it the perfect space for any craftsman or car enthusiast! The charming cottage has a living area, one bedroom, one bathroom, kitchen, and new water heater. There are also 2 sheds for additional storage. Located near shopping areas, restaurants, and entertainment makes it the perfect place to work and live. Do not miss your chance to own this property!



Aerial & Demographics

- US Olympic & Paralympic Training Center
- UC Health Memorial Hospital
- Memorial Park
- Downtown Colorado Springs



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