



# EIGHTH STREET OFFICE BUILDING

1539 S Eighth St, Colorado Springs, CO 80905

*Medical/Dental Office Building For Sale*



## PROPERTY HIGHLIGHTS

This 4,563 square foot office/medical property, built in 1969, offers an ideal location in Colorado Springs. Zoned MX-M, this versatile building presents an excellent opportunity for an investor or an owner-user seeking to leverage the building's ideal two-tenant configuration. Boasting efficient layouts, a large private parking lot, excellent location and amazing views, this property is poised to meet the needs of various tenants. This property is a compelling opportunity for those looking to secure a valuable asset in the thriving Colorado Springs market.

## PROPERTY HIGHLIGHTS

- Desirable dual-tenant building configuration
- Beautiful western-facing mountain views
- Great 8<sup>th</sup> Street vehicle visibility
- Conveniently accessible from Hwy-115 and I-25
- Private, plentiful parking (28 spaces)

## OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	4,563 SF
Lot Size:	18,500 SF
2024 Taxes:	\$10,691.32
APN:	7424411032



**SIMON PENNER**

719.229.1585

[simon@miramontcre.com](mailto:simon@miramontcre.com)

**TIM AGEE**

719.200.2735

[tim@miramontcre.com](mailto:tim@miramontcre.com)



# EIGHTH STREET OFFICE BUILDING

1539 S Eighth St, Colorado Springs, CO 80905

*Medical/Dental Office Building For Sale*



Google

Map data ©2025 Google



**SIMON PENNER**

719.229.1585

[simon@miramontcre.com](mailto:simon@miramontcre.com)

**TIM AGE**

719.200.2735

[tim@miramontcre.com](mailto:tim@miramontcre.com)