

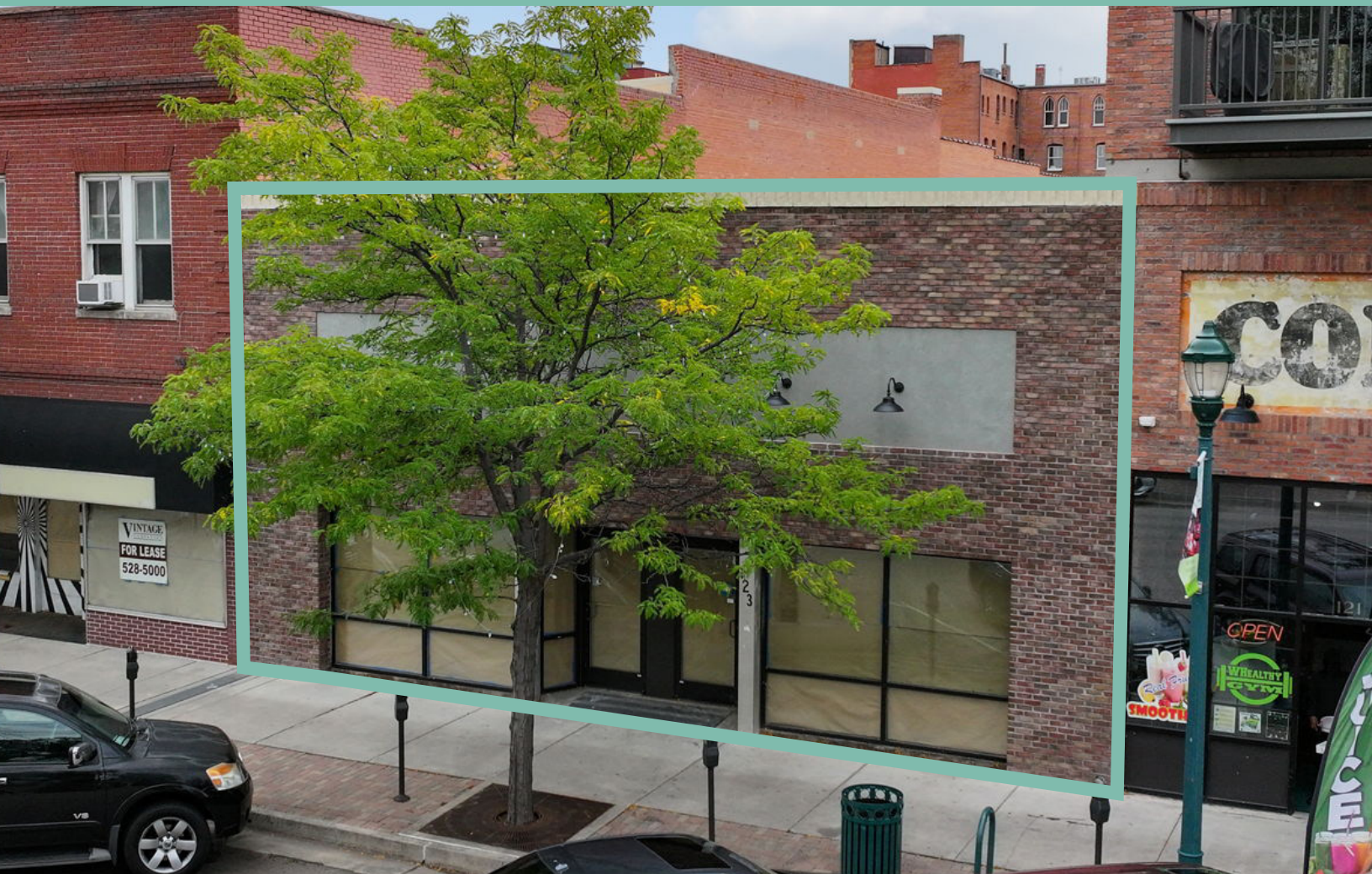
# 123 East Bijou Street

Great Owner/User Opportunity

123 E. Bijou Street  
Colorado Springs, CO 80903

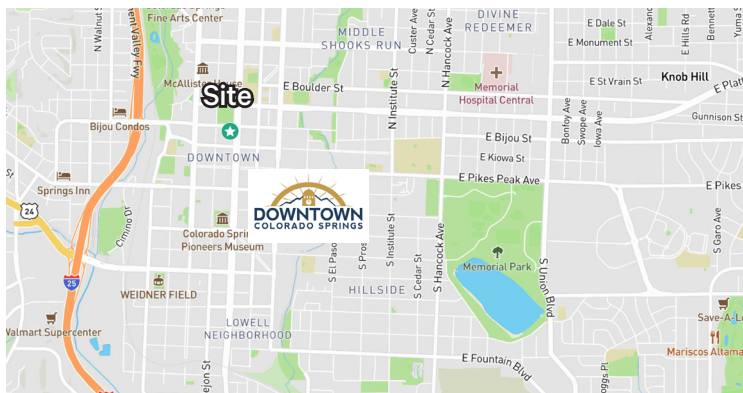
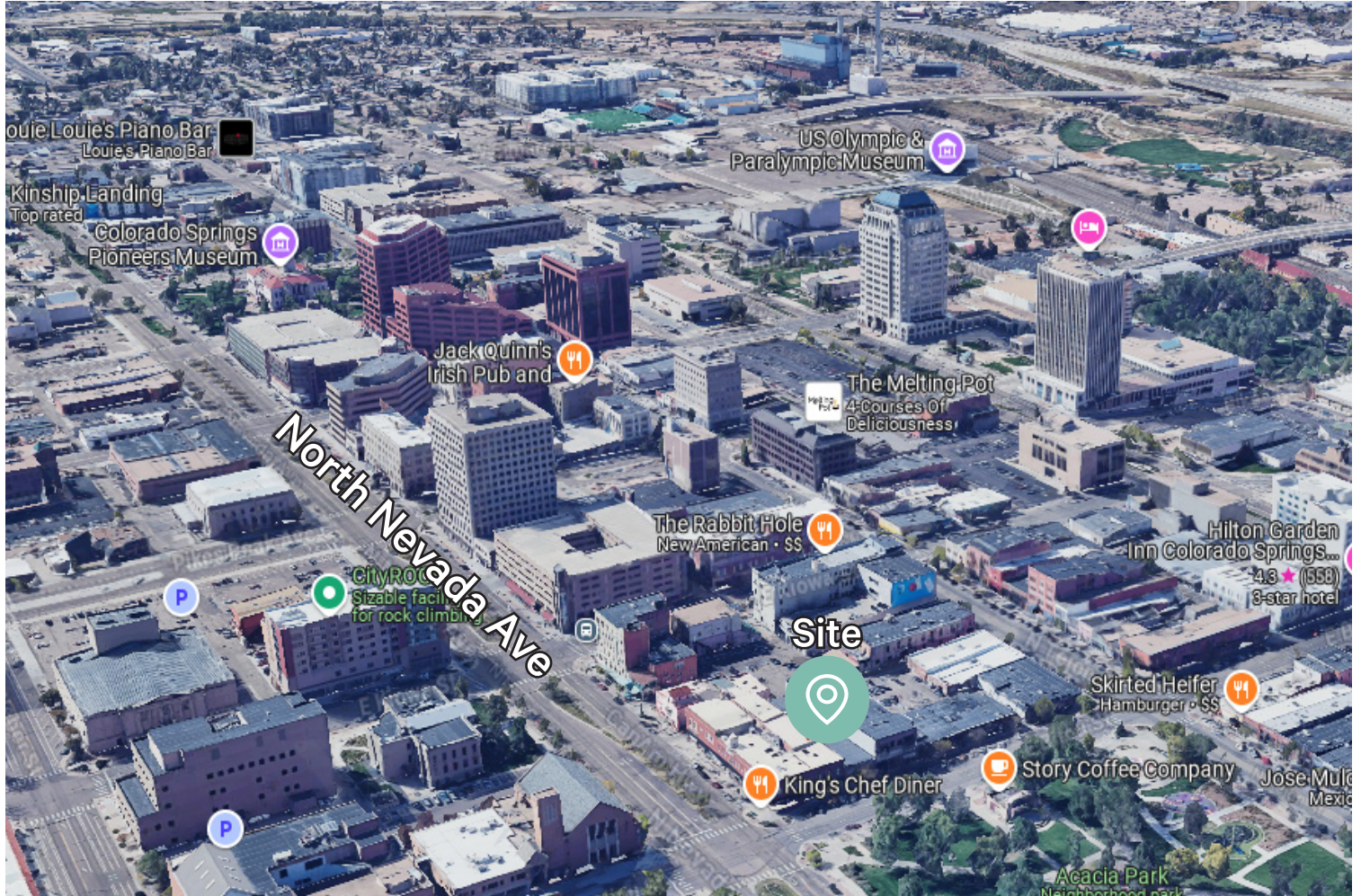
Prime Retail/Office Building For Sale or Lease in the Central Business District

**HUGE PRICE DISCOUNT - NOW \$1,700,000**



# Prime Retail/Office Building

123 E. Bijou Street | Colorado Springs, CO 80903



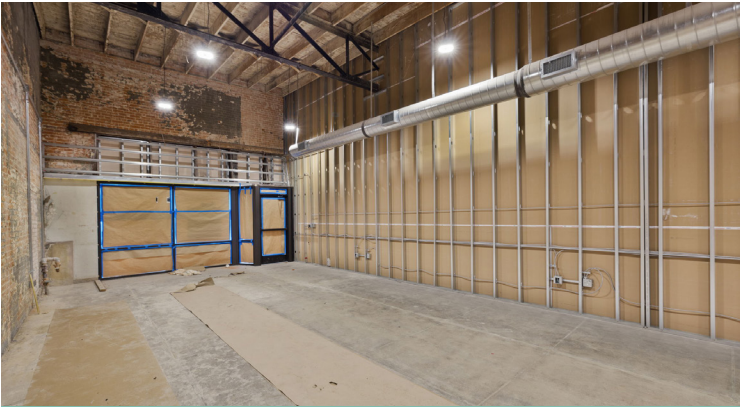
# For Sale/Lease

## Property Specifications

Location:	Across E. Bijou St. from Acacia Park & in between N. Nevada Ave. & N. Tejon St.
Zoning:	FBZ - T1-CU - Single-level building with high ceilings - Was designed for two (2) tenants but could be one (1) user
Building Size:	+/- 6,940 SF
Lot Size:	+/- 0.17 AC
For Sale Price:	<del>\$1,800,000</del> <b>Huge Price Discount \$1,700,000</b>
Lease Rate:	\$18/SF NNN
Availability:	2 Suites: 4,266 SF & 2,674 SF, or Entire Building: 6,940 SF

## Highlights

- + Interior in shell condition & ready for build-out
- + Prime downtown location
- + New brick facade
- + High ceilings
- + Could be subdivided
- + Very rare opportunity
- + Drive-in doors in the back of the building



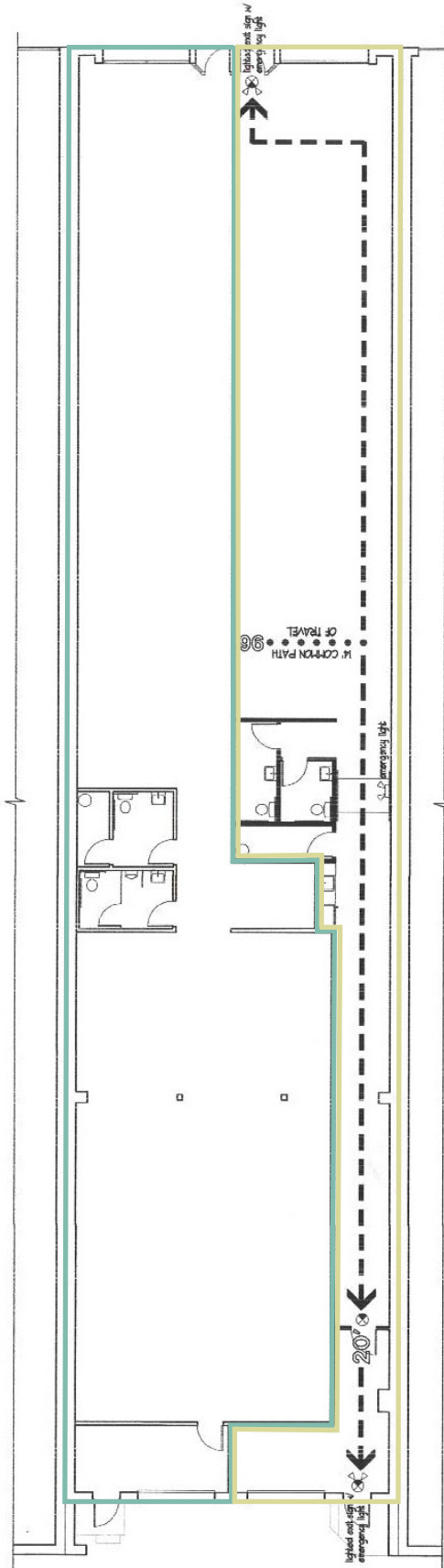
High Ceilings



Two Loading Dock Doors

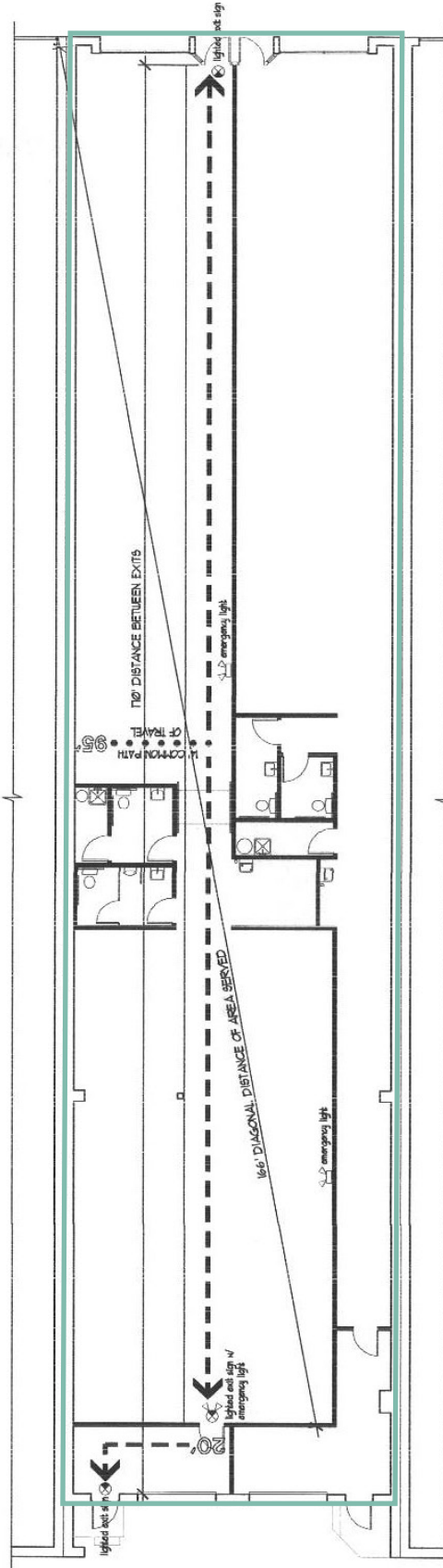


4,266 SF      2,674 SF



LIFE SAFETY PLAN  
SCALE 1/8" = 1'-0"

Entire building can be leased: 6,940 SF combined



LIFE SAFETY PLAN  
SCALE 1/8" = 1'-0"

\*Both spaces are in shell condition

# Prime Retail/Office Building

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# For Sale/Lease



## Contact Us

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