

**FOR SALE**

# **FLEX / INDUSTRIAL CONDO**

3413 North Prospect Street  
Colorado Springs, CO 80907

**PRICE: \$390,000**



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# PROPERTY OVERVIEW

## PROPERTY SUMMARY

**3413 North Prospect Street** is a mini-warehouse and storage property located in the Northeast Colorado Springs area, just north of Fillmore Street.

This property is ideal for owner-users or investors seeking flexible industrial space in a central location. Its proximity to major roads and other industrial tenants makes it a strategic choice for warehousing, light manufacturing, or contractor operations.

## BROKERS

### GREG KAUFMAN

Principal

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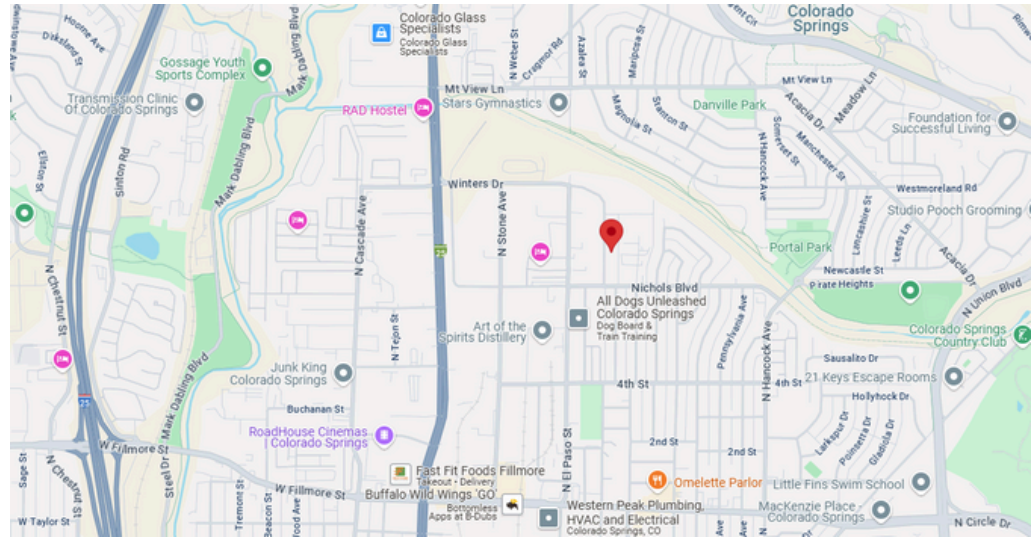
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### PHILIP CROW

Broker Associate

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# PROPERTY SPECIFICATIONS

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PROPERTY SIZE	2,640 SF
SALE PRICE	\$390,000
PROPERTY ADDRESS	3413 North Prospect Street
YEAR BUILT	1959
ZONING	LI

## COMBINED TRAFFIC COUNTS

Prospect Street	El Paso St W	7,043	VPD	2025
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\*Sourced by CoStar

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
2024 POPULATION	9,534	89,207	250,663
HOUSEHOLDS	4,272	39,315	107,886
AVE HH INCOME	\$69,601	\$65,488	\$67,379

AMERICAN  
ELECTRICIAN  
& HEATING





# AERIAL MAP

