

# MAJOR PRICE REDUCTION!!!

# AUTOMOTIVE BUILDING FOR SALE



3930 Galley Road  
Colorado Springs, CO 80909

## property specifications

Building Size: ± 5,337 SF

Land Area: 0.46 Acres (20,000 Square Feet)

Loading Doors: • Eight (8) Ground Level 10'x10'  
\* Two opposing doors for drive through

Ceiling Height: 12'

Buildout: Auto Repair Facility

Zoning: MX-L AO (Former C6)

Parking: Approximately 17 Spaces

Power: 225 Amp | 3 Phase

Sale Price: ~~\$1,800,000.00 (\$337.27 PSF)~~  
**\$1,495,000.00 (\$280.12 PSF)**

- Great Location at North Academy Blvd & Galley Road
- Zoning also allows auto sales, retail uses
- **AVAILABLE NOW!!**
- **LARGE POLE SIGN**
- Very clean auto shop with many recent upgrades
  - Fenced yard w/ OHD access and 2 security gates
  - Sealed shop floor w/ two-part epoxy
  - New insulation
  - New parking lot
  - New waiting area
- Drive-through capability
- Customer and shop bathrooms
- Nice waiting/customer area
- ❖ FF&E including lifts, equipment, tools also for sale separately.

**NAI**Highland

**FOUNTAIN  
COLONY** LLC  
A Griffis/Blessing Affiliate

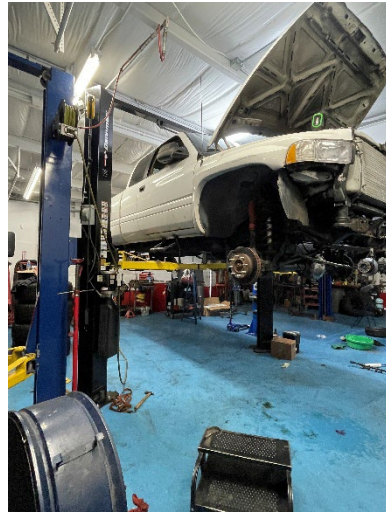
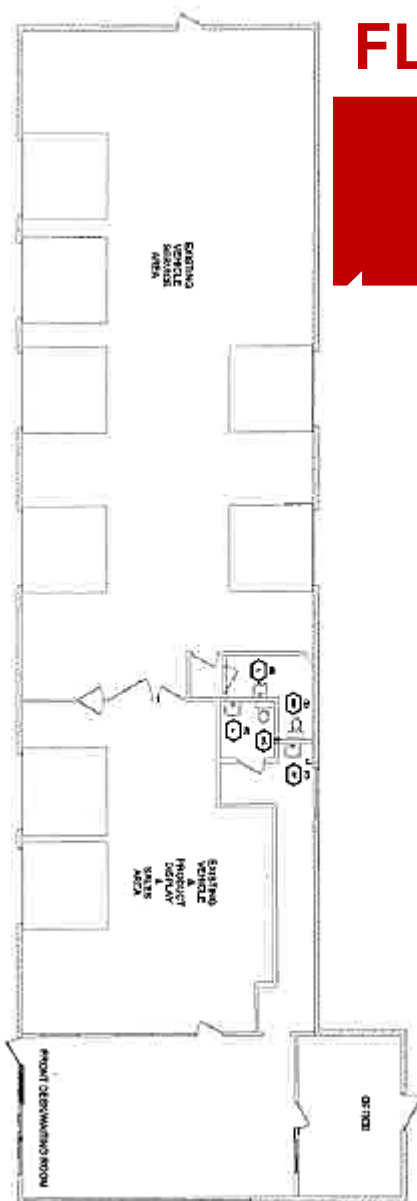
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# FLOORPLAN

5,337 SF  
Available



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