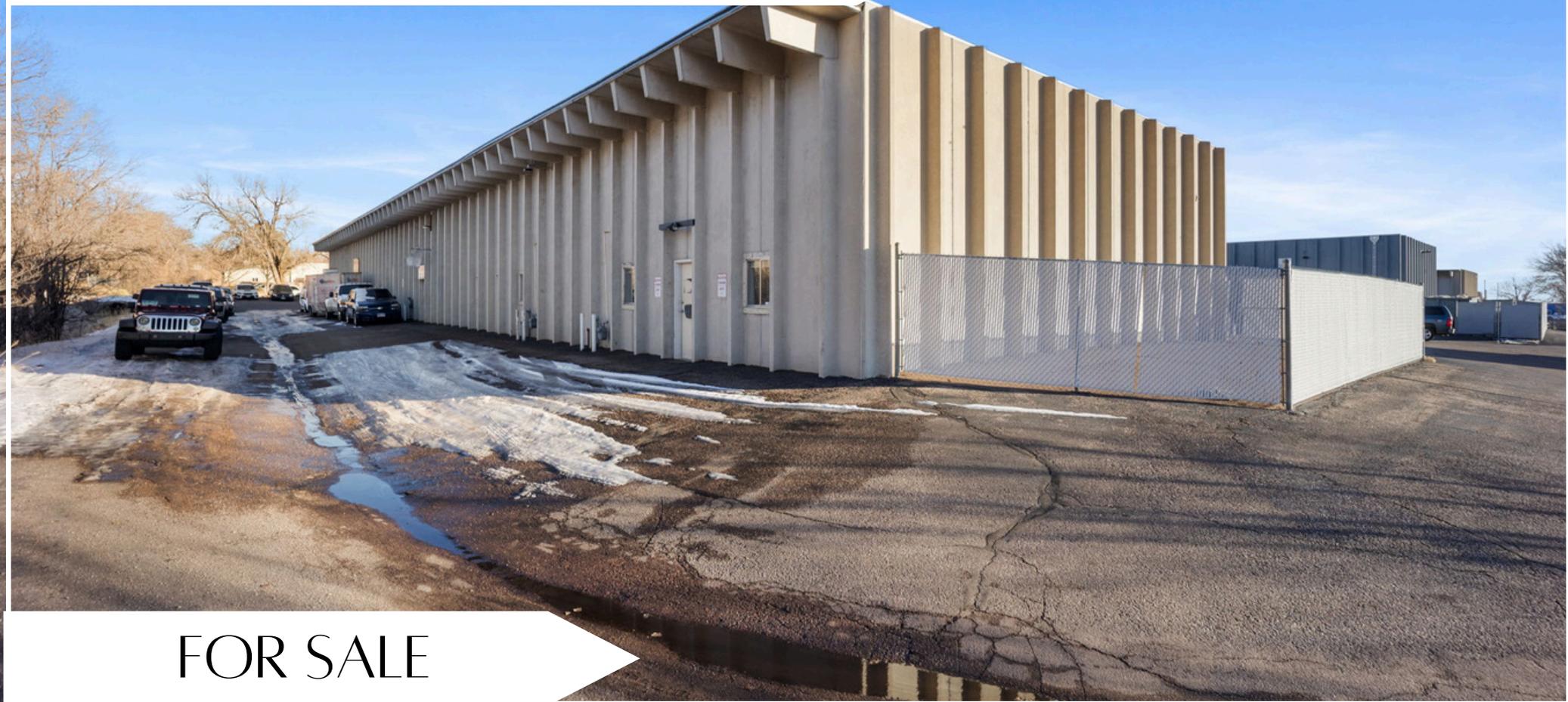


INDUSTRIAL PROPERTY



FOR SALE

1130 VALLEY STREET
Colorado Springs, CO 80915



COLE UNDERWOOD
Broker Associate
Direct: (719) 200-4610
cole@coleunderwood.com



4272 Promenade Drive Suite 100
Colorado Springs, CO 80920
www.coleunderwood.com

PROPERTY INFORMATION

SALE PRICE:	\$1,795,000.00
BUILDING SIZE:	10,260 SF
AREA OWNER CAN OCCUPY:	3,600 SF
LOT SIZE:	1.00 AC
ZONING:	I-2 CAD-O
YEAR BUILT:	1979

PROPERTY DESCRIPTION

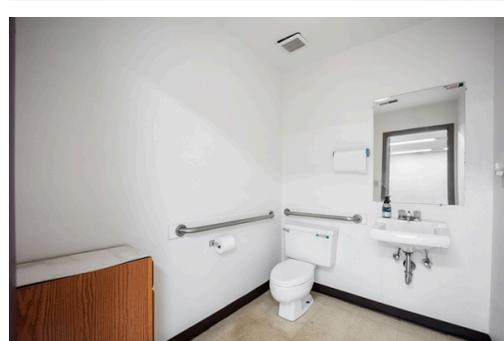
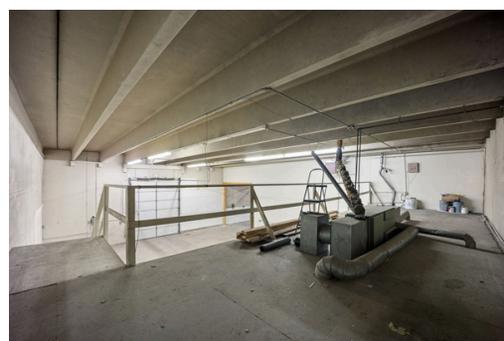
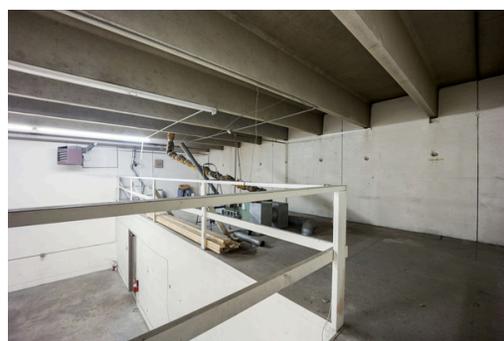
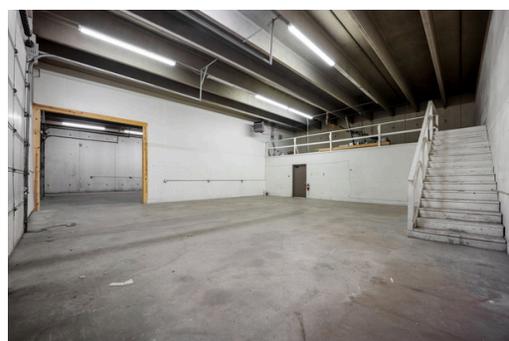
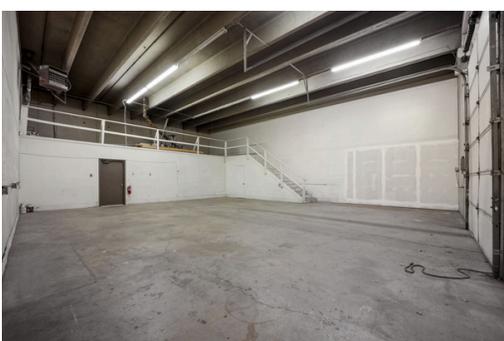
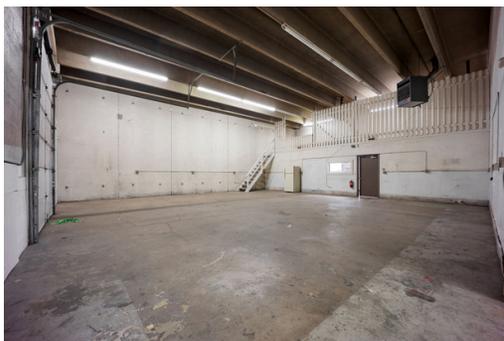
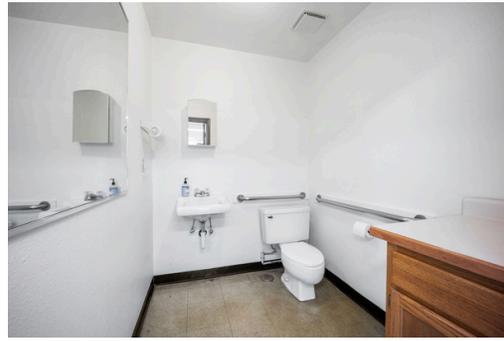
GREAT MULTI TENANT BUILDING JUST OFF OF POWERS AND GALLEY. PROPERTY CONSIST OF SIX UNITS IN TOTAL. EACH UNIT HAS SMALL OFFICE SPACE, RESTROOM, WAREHOUSE SPACE WITH OVERHEAD DOOR, AND SMALL FENCED IN STORAGE YARD. CURRENTLY TWO UNITS ARE VACANT THAT CAN BE ADJOINED FOR AN OWNER TO OCCUPY OR RENT OUT AS AN INVESTMENT. ZONING I-2 CAD-O. LONG TERM TENANTS ARE IN PLACE IN THE REST OF THE UNITS. PLEASE CALL LISTING AGENT WITH ANY OTHER QUESTIONS.

PROPERTY HIGHLIGHTS

- INDUSTRIAL PROPERTY WITH 6 SEPARATE UNITS.
- 2 UNITS ARE CURRENTLY VACANT AN OWNER CAN OCCUPY OR RENT OUT
- EACH UNIT HAS OFFICE AREA, RESTROOM, WAREHOUSE WITH OVERHEAD DOOR, AND SMALL FENCED IN STORAGE YARD.
- NEAR POWERS AND GALLEY.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

