

INVESTMENT PROPERTY FOR SALE

2502 E Bijou Street
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

LOCATION: 2502 E Bijou Street
Colorado Springs, CO 80909

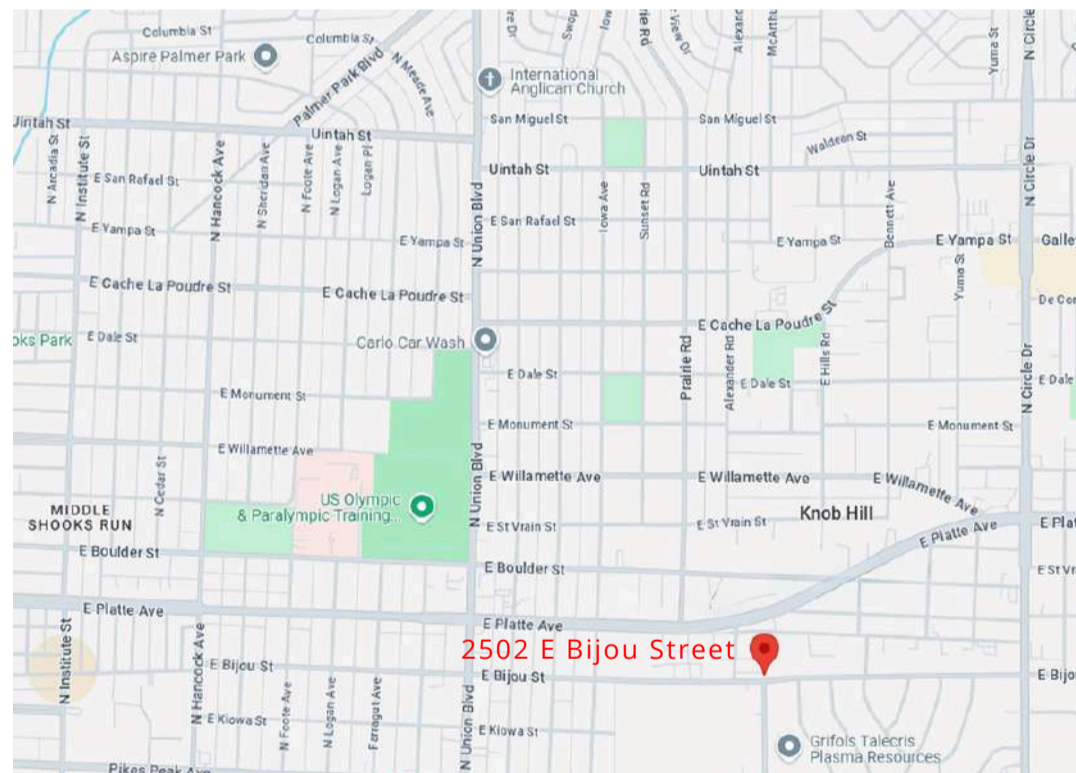
BUILDING SIZE: +/- 3,678 SF
LOT SIZE: 0.38 acres

SALE PRICE: \$850,000

ZONING: MX-L

ZONING USE: Retail, Office, Auto Repair,
Constructions Sales
and Services, Self Storage, and etc.

MAP



Additional Features:

- Tenant in-place with 6.7% cap rate.
- Centrally locating property with MX-L zoning allows for flexibility in use with multiple options. County assessor shows 3,678sf of space, but does not include the additional 1,248 sf of space in the basement.
- Property Includes:
 - ✓ Reception Area
 - ✓ Overhead Garage door
 - ✓ Warehouse
 - ✓ Fenced/Paved outdoor storage or Parking

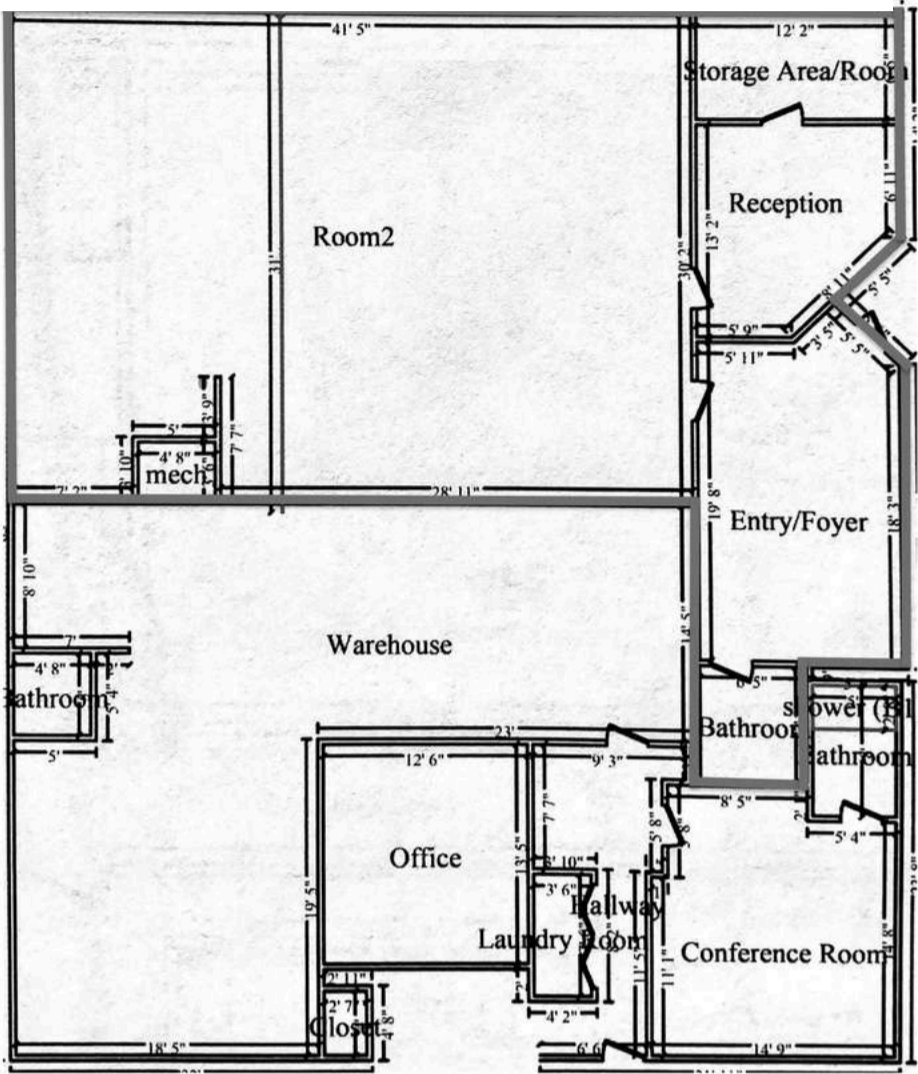
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FLOOR PLAN

1ST FLOOR



BASEMENT

