



INVESTMENT PROPERTY FOR SALE

2502 E Bijou Street
Colorado Springs, CO 80909

PROPERTY SPECIFICATIONS

 **LOCATION:** 2502 E Bijou Street
Colorado Springs, CO 80909

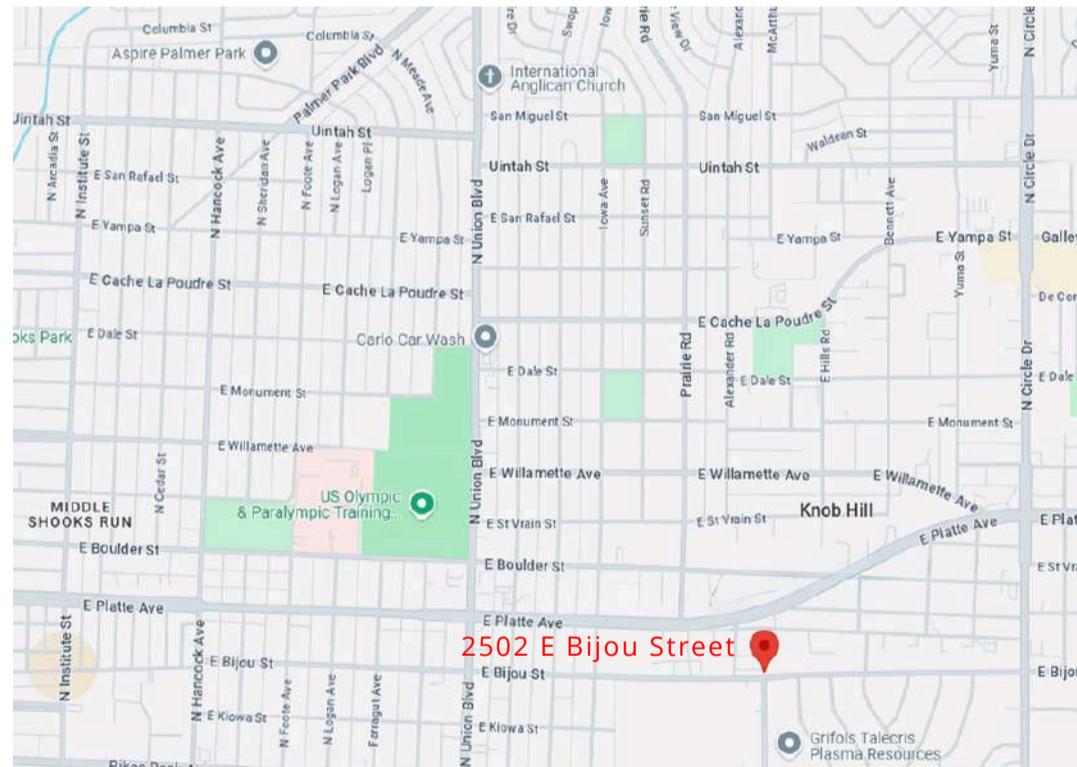
 **BUILDING SIZE:** +/- 3,678 SF
 **LOT SIZE:** 0.38 acres

 **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

JASON CASTRO
President



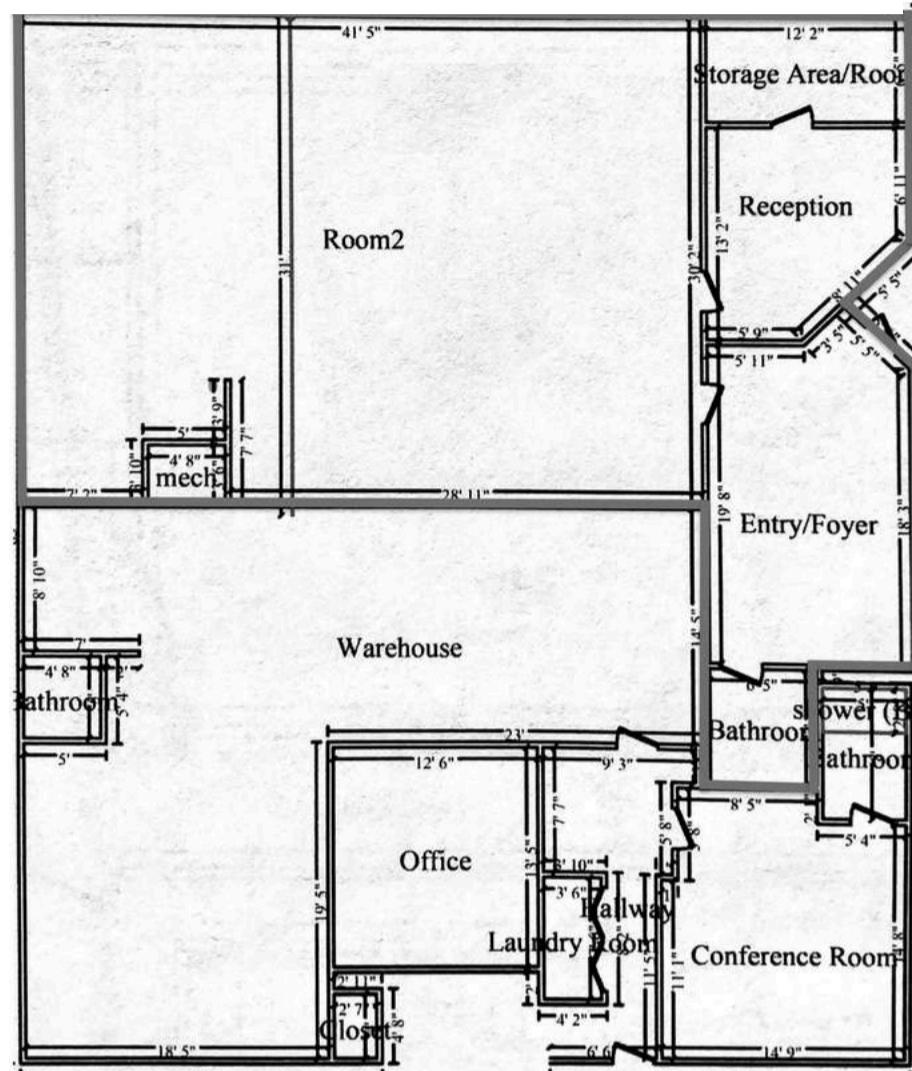
jason@peakcp.net
719.759.9935

FOR SALE / LEASE

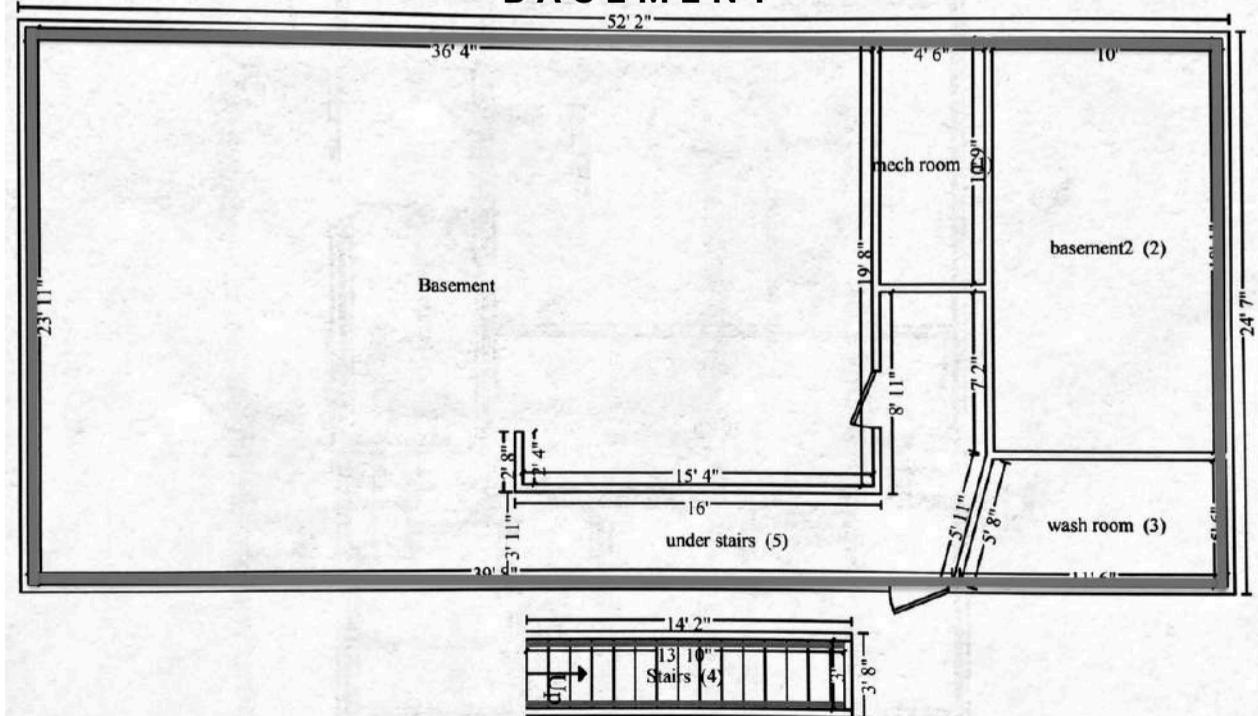
2502 E Bijou Street
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FLOOR PLAN

1ST FLOOR



BASEMENT



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907



719.227.9987



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