

# INVESTMENT

**Car Lot with  
Office Building**

**2660 E. WILLAMETTE  
COLORADO SPRINGS, CO 80909**

# FOR SALE



## FEATURES AND DESCRIPTION

**\*On Northeast corner of Willamette and Yuma**

**\*Just West of Platte Avenue and Willamette**

**\*Zoning Allows almost any Commercial Use**

**\*Building has overhead door and garage area**

**\*Large/Tall Pylon sign visible from Platte Avenue**

**\*Ideal uses: Car Lot, Contractor Lot, RV Sales, Tire**

**\*Shop, Repair Shop, Vehicle Storage**

**\*Lots of room to add an additional  
building**

**Year Built: 1999**

**Site: 11,560 Square Feet**

**Building Area: 900 Square Feet**

**Zoning: C-6**

**Construction: Block**

**2021 Taxes: \$1,978.55**

**CAP Rate: 8.4%**

**Tenant: Used Car Dealer**

## SALE PRICE: \$595,000



**Front Range Commercial**  
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