

Office Building For Sale | Lease



3134 W Colorado Ave Colorado Springs, CO 80904

PROPERTY SPECIFICATIONS



2,640 TOTAL SF
1,320 SF UPSTAIRS
1,320 SF DOWNSTAIRS



NEWLY PAINTED EXTERIOR
INTERIOR UPGRADES



MX-M ZONING



\$3500 MONTHLY
MODIFIED GROSS



\$799,000.00
ASKING SALE PRICE

- **Seller Financing Available**
- Prime commercial property with exceptional visibility and a strategic location off Colorado Avenue.
- Major near by cross streets are HW 24 and 31st St
- Private parking lot in the rear of property with ample parking

NAI Highland



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LEASE RATE: \$3,500 Monthly, Modified Gross
SALE PRICE:\$799,000 'Seller Financing Available'



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