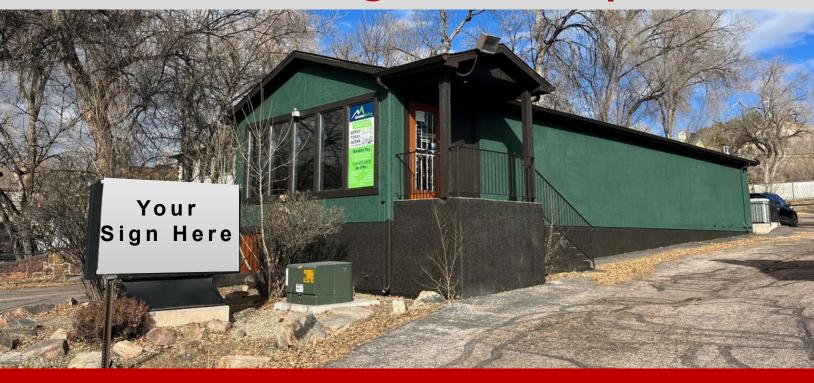
Office Building For Sale | Lease



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



\$799,000.00ASKING SALE PRICE



- 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





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



SCAN ME

NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF

THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT