

FOR SALE

802 South Wahsatch Ave.
Colorado Springs, CO 80903

Owner-User or Redevelopment Opportunity

NAIHighland



OVERVIEW

802 South Wahsatch Avenue in downtown Colorado Springs is a 20,880 square-foot industrial/commercial property situated on approximately 0.93 acres, currently offered for sale at \$4,176,000. (\$200.00 psf) Zoned PDZ (Planned Development Zone), the property is positioned as an owner-user or redevelopment opportunity with flexible potential uses. The property has heavy duty electrical and water capacity, dock and roll-up door access, and is located within Opportunity and Enterprise Zones, enhancing its appeal for investors or developers seeking long-term upside and tax benefits.

ASKING PRICE
\$4,176,000
(\$200 / SF)

PROPERTY FEATURES



Property Size
40,489 SF (AC)

Building Size
20,880 SF



Zoning
PDZ (Planned Development Zone)



Power
800 Amps | 277/480 Volts | 3 Phase | 4 Wire



Water
Large Water Tap (Commercial Laundry)



Climate Control
HVAC & Evaporative Cooler



Loading
Van High Dock Platform | 10' x 10' Roll Up Doors (x2)

PROPERTY INCENTIVES

- Opportunity Zone
- Enterprise Zone
- Surrounded by Lowell School

Multi-Use Redevelopment



James E. Spittler, Jr. | Principal - Founder

Colorado Springs, Co

719.332.6528

spittler@highlandcommercial.com



Randy C. Dowis | Principal - Senior Broker

Colorado Springs, Co

719.659.1332

dowis@highlandcommercial.com



**SUBJECT
PROPERTY**



DRIVE TIMES

North COS

20 minutes



**COLORADO SPRINGS
AIRPORT**

15 Minutes

Denver

50 minutes



1 Hour & 15 Minutes

NAI Highland

📍 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

☎ 719.577.0044

🌐 www.highlandcommercial.com

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2/25/26



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