

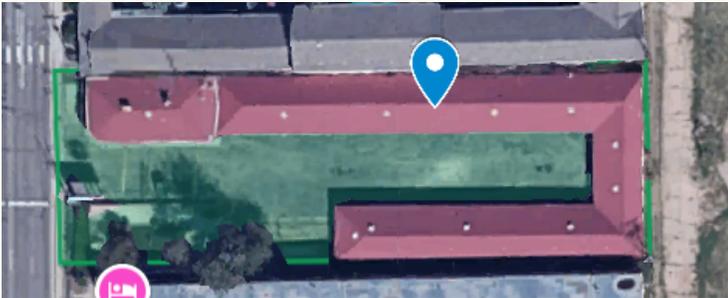


**FOR SALE**

# COMMERCIAL DEVELOPMENT OPPORTUNITY

Prime 0.67-acre C-5 zoned infill lot on high-traffic S Nevada Ave—ideal for retail, office, or mixed-use development. Utilities are in place, and the site is bulldozer-ready with Phase I, ALTA survey, and demo bid completed. Combine with neighboring parcels to assemble 1.7+ acres of premium commercial land in a rapidly growing corridor.

**LOCATION**  
1647 S Nevada Ave  
Colorado Springs



## PROPERTY HIGHLIGHTS

- ✔ Zoning: C-5 commercial – ideal for retail, office, mixed-use
- ✔ Lot: 0.67 Acres | 29,000 Square Feet Paved with public road frontage
- ✔ Utilities: Public water, sewer & electricity connected
- ✔ Year Built: 1949 (existing structure ready for demolition)
- ✔ Taxes (2024): \$10,542
- ✔ Active, ready for your bulldozer – Phase I & ALTA survey complete; demolition bid obtained; no TIF constraints

**\$1,700,000**



**CONTACT US NOW**  
**WALT HARDER**  
719.221.5000  
walt@hred.co

