



Garden of the Gods Medical Retail & Apartment

1914 W Uintah St, Colorado Springs, CO 80904



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Garden of the Gods Medical Retail & Apartment

\$498,000

Highlights:

- *Hard to find Retail and Residential Mixed use building
- Located close to restaurants and shopping.
- *Easy access to Highway 24 and I-25
- *Minutes from recreation space and parks such as Thorndale Park (2 min drive) Red Rock Open Space and Garden of the Gods
- *This property is located in the heart of Colorado Springs
- *Separately metered - residential and commercial
- *Totally separate entrance for apartment upstairs but can modify for entrance from retail space
- *Downstairs is a well maintained retail space with elevated finishes
- *Two Retail entrances so retail space can be demised into 2 commercial units
- *Sink and in the retail space
- *2 bedroom, 1 bath, views from every room
- *large open living and dining space
- *Opportunity for an Short-term, Executive rental, Owner User or staff housing

*New Roof

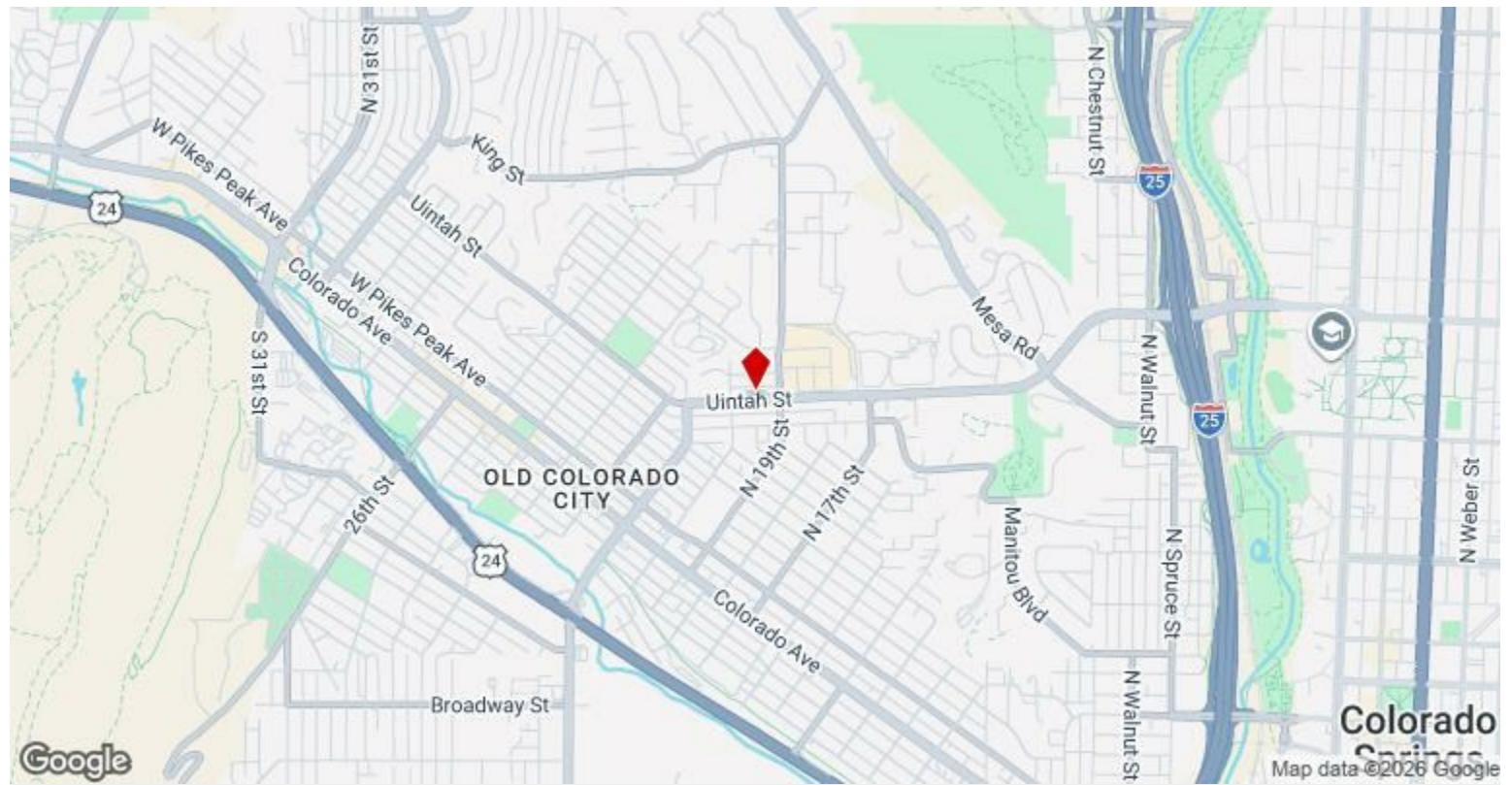
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|----------------------|-------------------------------|
| Price: | \$498,000 |
| Property Type: | Retail |
| Property Subtype: | Storefront Retail/Residential |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Lot Size: | 0.14 AC |
| Gross Building Area: | 2,160 SF |
| Sale Conditions: | 1031 Exchange |
| No. Stories: | 2 |
| Year Built: | 1999 |
| Tenancy: | Single |
| Parking Ratio: | 0/1,000 SF |
| Zoning Description: | C5 P |
| APN / Parcel ID: | 74111-23-010 |
| Cross Streets: | N 19th St |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-----------------------|-------------|---------------|
| Canna Caregivers West | 1,080 | |



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Property Photos

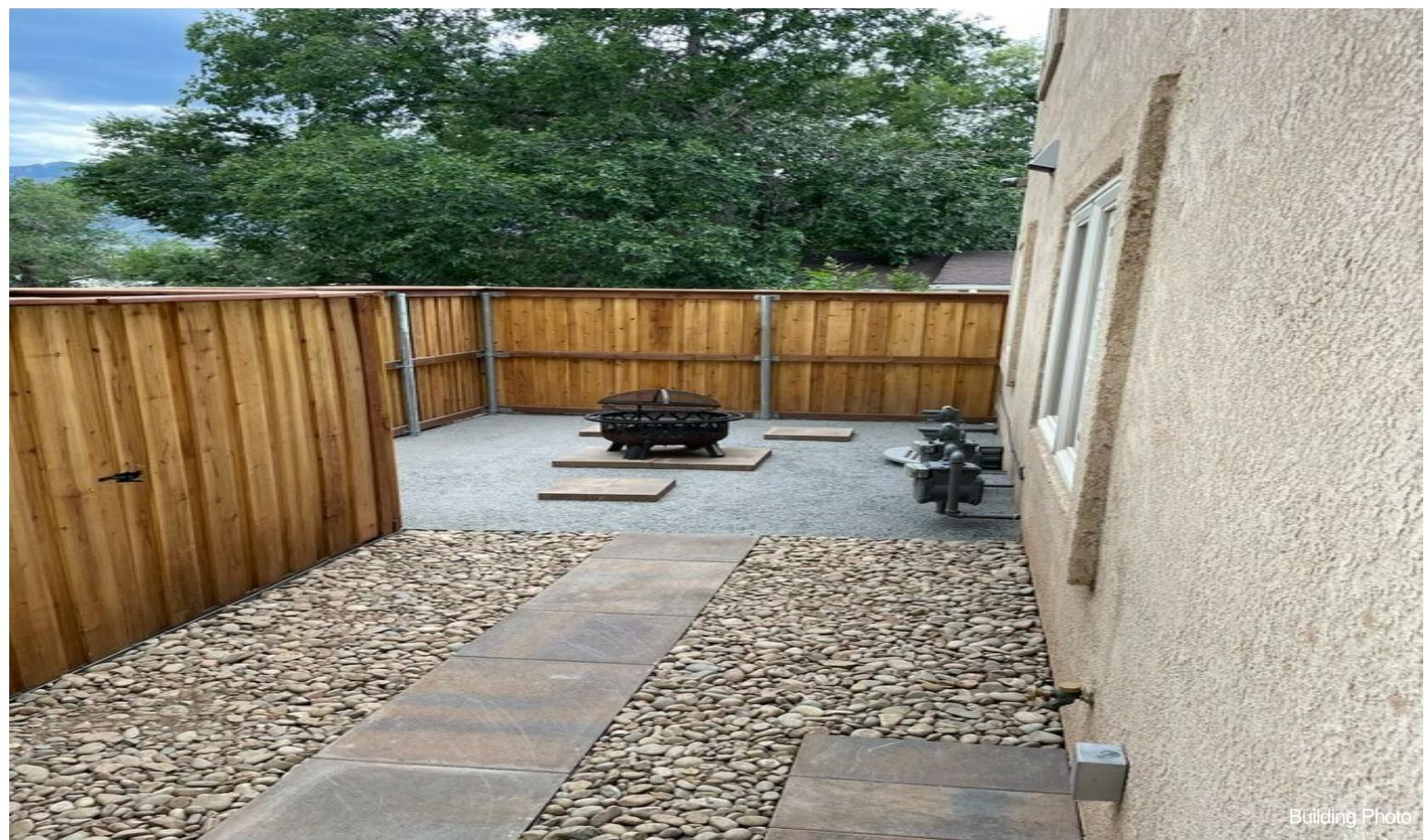


Building Photo



Building Photo

Property Photos



Building Photo