



Garden of the Gods Medical Retail & Apartment

1914 W Uintah St, Colorado Springs, CO 80904



Marc Fulson

RE/MAX Advantage

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Garden of the Gods Medical Retail & Apartment

\$498,000

Highlights:

- *Hard to find Retail and Retail 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

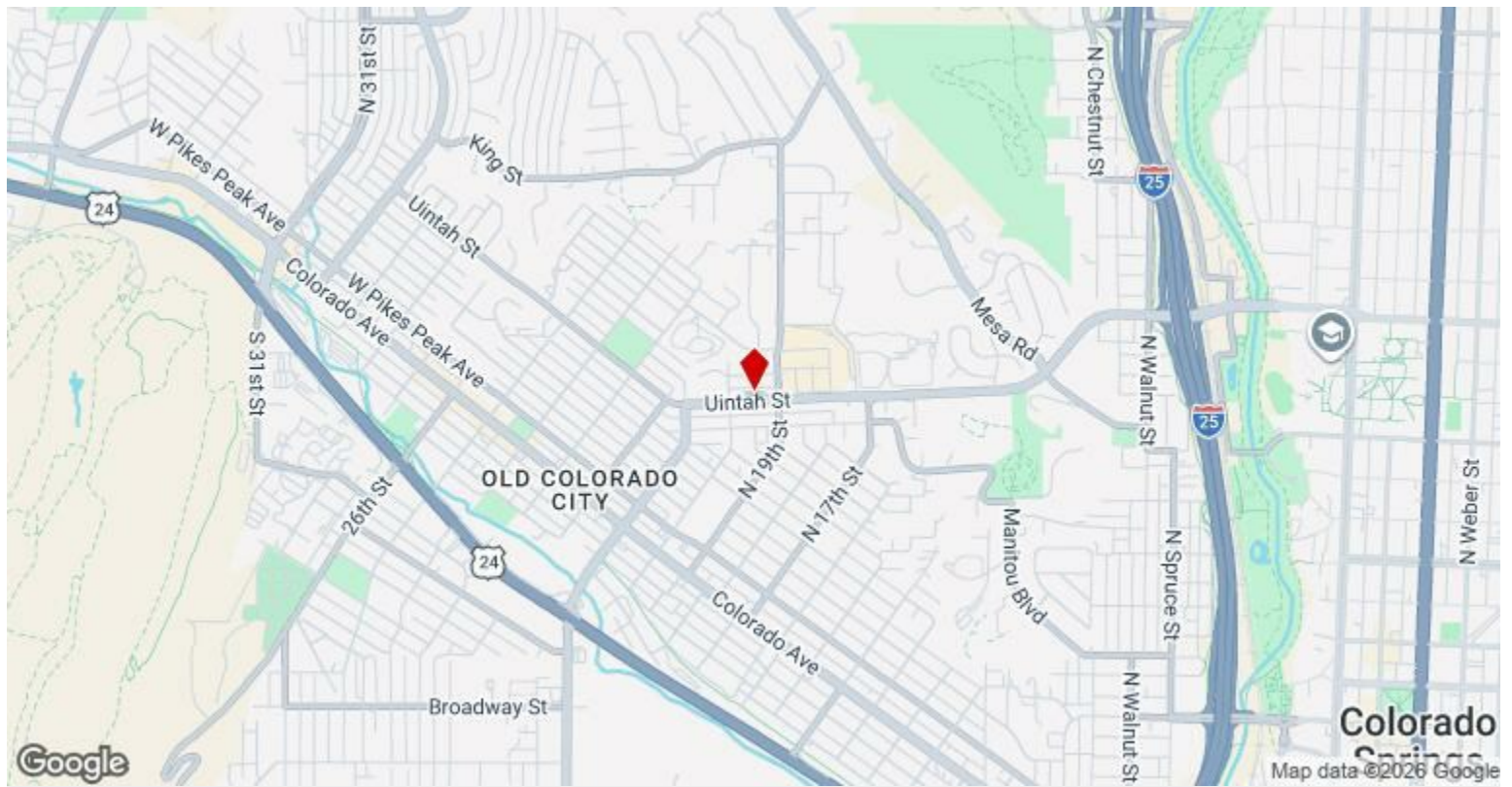
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Price:	\$498,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.14 AC
Gross Building Area:	2,160 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1999
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



Property Photos

