

MIXED USE

RETAIL/OFFICE/RESIDENTIAL

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$1,525,000

BUILDING SF: 5,472 SF

MAIN: 2,486 SF

UPPER: 2,126 SF

BASMENT: 860 SF

DECK: 360 SF

LOT SIZE: 7,500 SF

YEAR BUILT: 1901

REMODELED: 2024

ZONING: MX-M

2025 TAXES: \$14,745

1501 W COLORADO AVE

COLORADO SPRINGS, CO 80904



- > Incredible location on high visibility corner lot at lighted intersection
- > Beautifully remodeled in 2024
 - > New AC, fully zoned HVAC
 - > Upgraded electrical
- > Main floor retail or offices, perfect for owner/user or two tenants
- > Upper floor has two luxury apartments and deck with incredible views
- > Ideal layout for live/work and additional income
- > 12 off street parking spaces
- > Traffic count 12,500 -14,000/day based on most recent 2014 study

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2115 W COLORADO AVE
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TrentPropertiesGroup.com

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MAIN FLOOR WITH FRONTAGE ON COLORADO AVE



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UPPER FLOOR APARTMENTS - 2 BED/1 BATH & 1 BED/1 BATH

The floor plan diagram shows two apartment layouts. The left layout includes a bedroom, two closets, a bathroom, a shared laundry area with two machines, another bathroom, a closet, and a second bedroom. The right layout includes a great room, a kitchen/great room area, a kitchen, another kitchen, a kitchen/great room, and a bedroom with two closets. A deck is shown at the bottom left. Photos provide visual context for each room type.

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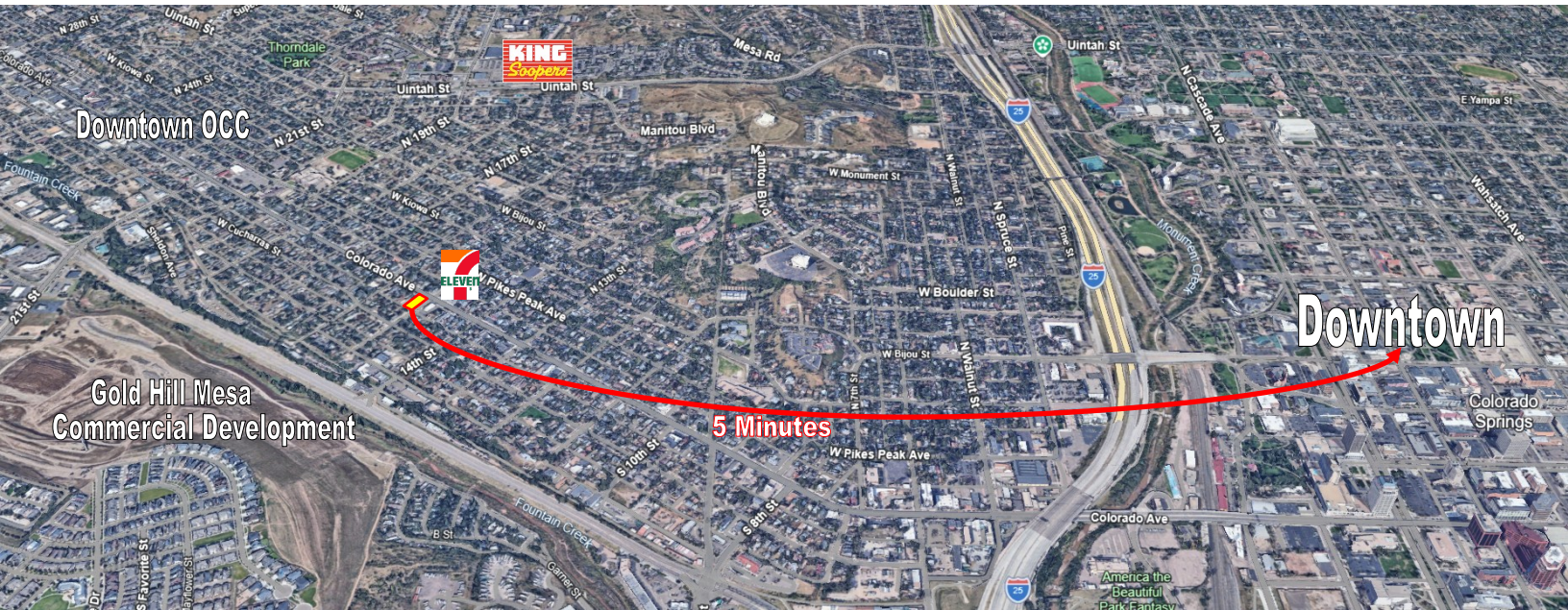
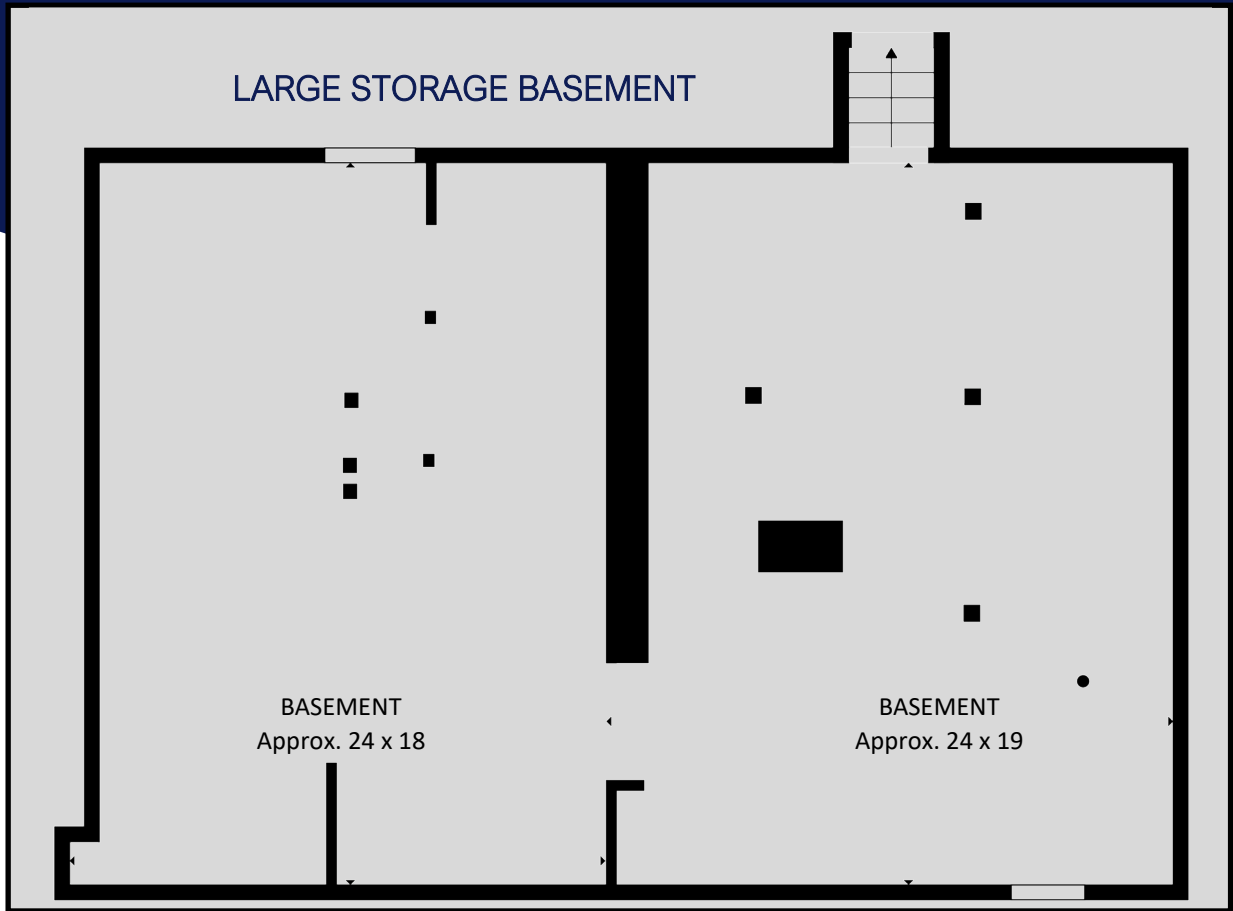
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