

DOWNTOWN RETAIL / OFFICE FOR BUILDING SALE

10 E Pikes Peak Avenue

COLORADO SPRINGS, CO 80903

**PRICE
IMPROVEMENT!**



10 E PIKES PEAK AVENUE is a retail / office building located in the heart of Downtown Colorado Springs. The property provides a strategic location with easy access to major highways, heavy foot traffic, within walking distance to many restaurants, hotels, courthouse, and offices plus great visibility along the busy Pikes Peak Ave. This is a great Owner User opportunity and presents a rare opportunity to own in the fast growing Downtown market.

- Conceptual plans have been submitted to Regional Building Department increasing interior square footage by 1,307 SF for a total building size of 6,531 SF.
- Seller has abated all asbestos.
- Historically a retail and office building but flexible FBZ zoning allows for restaurant and many other uses.
- Can easily be converted into a multi-tenant property.
- Located in an [Opportunity Zone](#) and [Enterprise Zone](#), providing special tax incentives and credits for new and established businesses.

BUILDING SIZE:

5,224 SF (As-Is)
6,531 SF (Conceptual
Plans Approved)

REDUCED SALE PRICE:

~~\$2,096,000~~ **\$1,300,000**

YEAR BUILT:

1900

ZONING:

FBZ-CEN

TAX SCHEDULE NUMBER:

6418214010

TAXES (2023):

\$10,999.88

OCCUPANCY:

Vacant



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CONCEPTUAL RENDERING



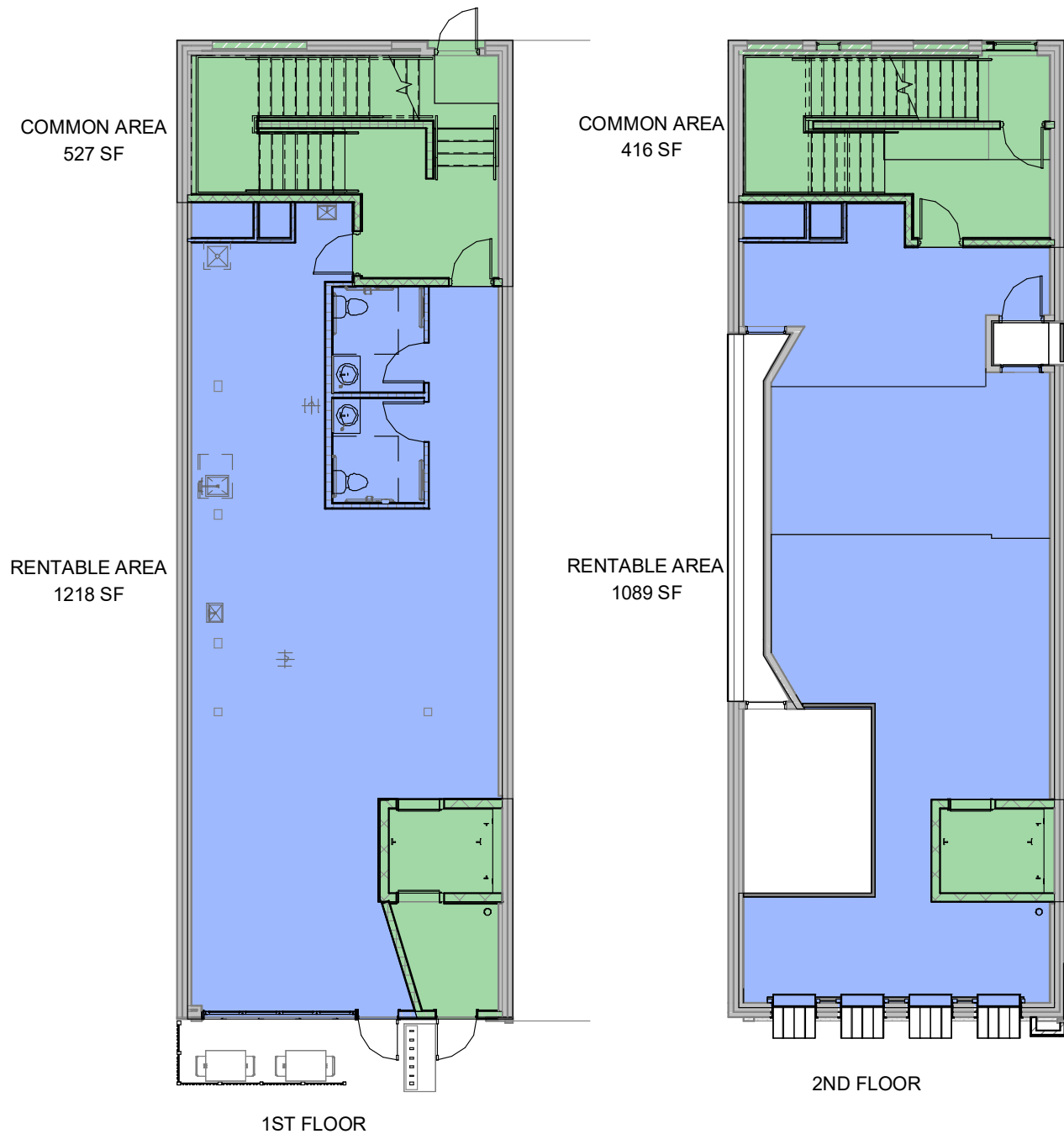
[CLICK HERE TO VIEW
CONCEPTUAL BUILDING PLANS](#)

102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

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CONCEPTUAL FLOOR PLAN

FIRST & SECOND FLOORS





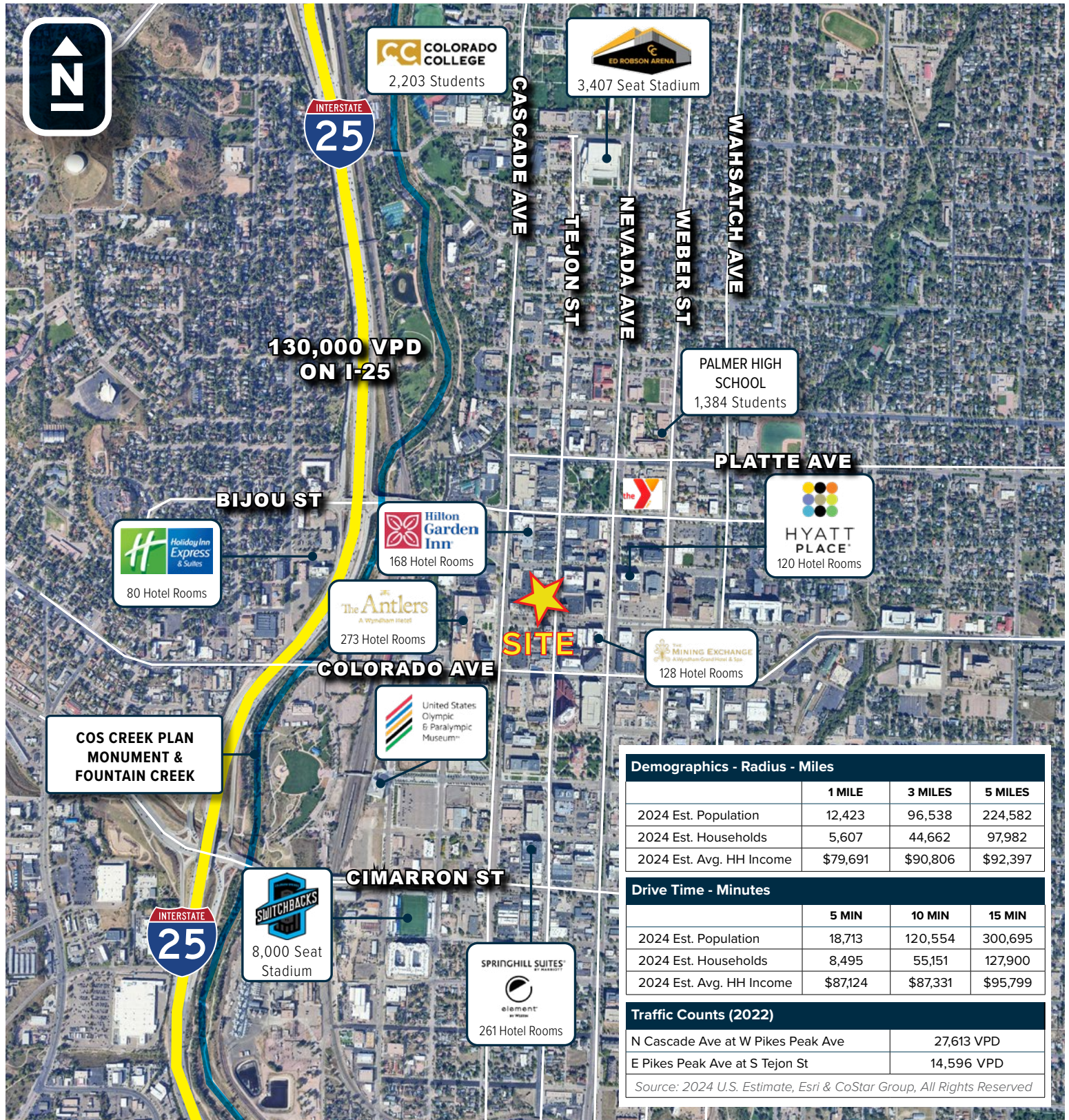
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