

2132 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

1,482 SF (BLDG)

14,374 SF (LOT)

SALE OPPORTUNITY | AVAILABLE IMMEDIATELY



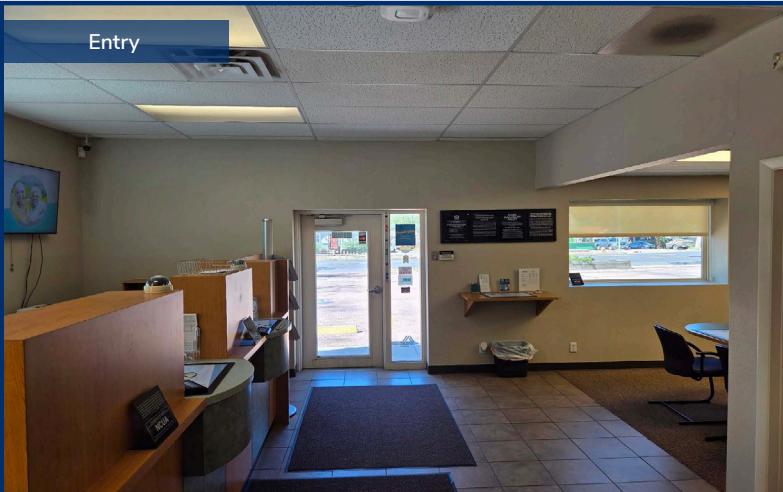
BUILDING SPECIFICATIONS

Address	2132 W Colorado Avenue Colorado Springs, CO 80904
Size	1,482 SF
Sale Price	WAS \$635,000 NOW \$535,000
Year Built	1967
Lot Size	0.33 Acres (14,374.8 SF)
Estimated Annual Taxes (2025)	\$4,315.94
Zoning	MX-M (Mixed-use Medium Scale), C5

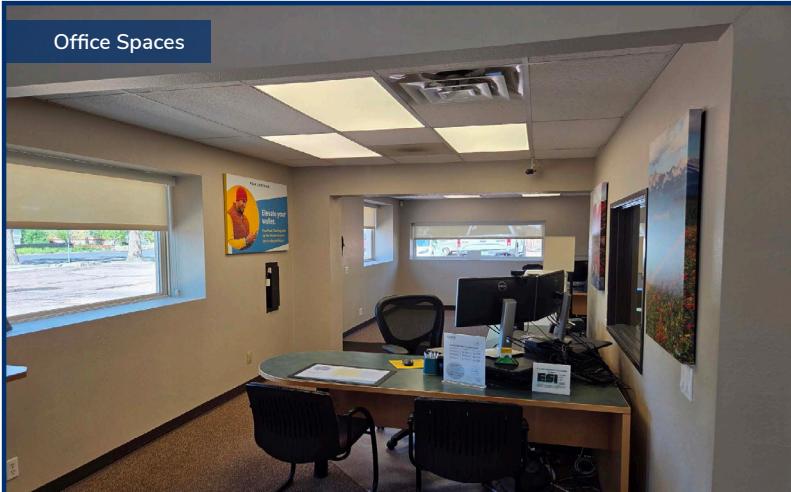
HIGHLIGHTS

- Prime location in the heart of Old Colorado City
- High-visibility frontage along W Colorado Avenue with strong signage opportunities
- Excellent pedestrian and vehicle traffic along a major commercial/residential corridor
- Surrounded by established retailers, restaurants, and dense residential neighborhoods
- Currently improved as a credit union/financial services space with adaptable interior layout
- Flexible zoning and layout suited for retail, office, financial services, or other professional uses
- Move-in ready with potential for reconfiguration/customization to fit new concepts
- Strong owner-user or investment opportunity in a stable, high-demand submarket

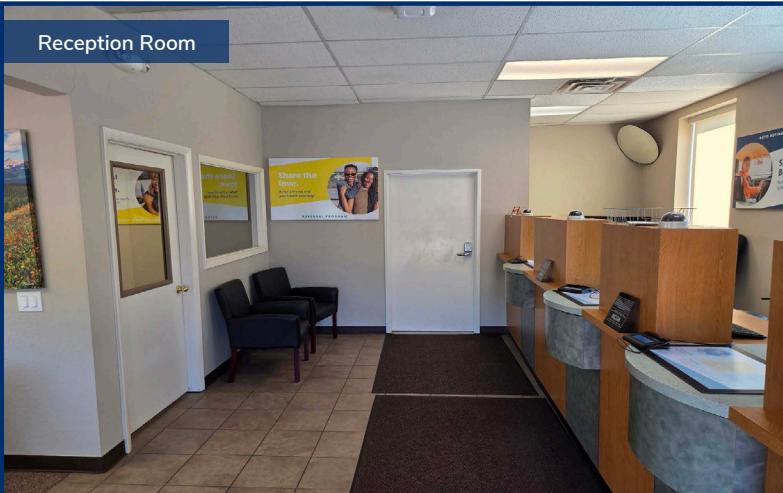
Entry



Office Spaces



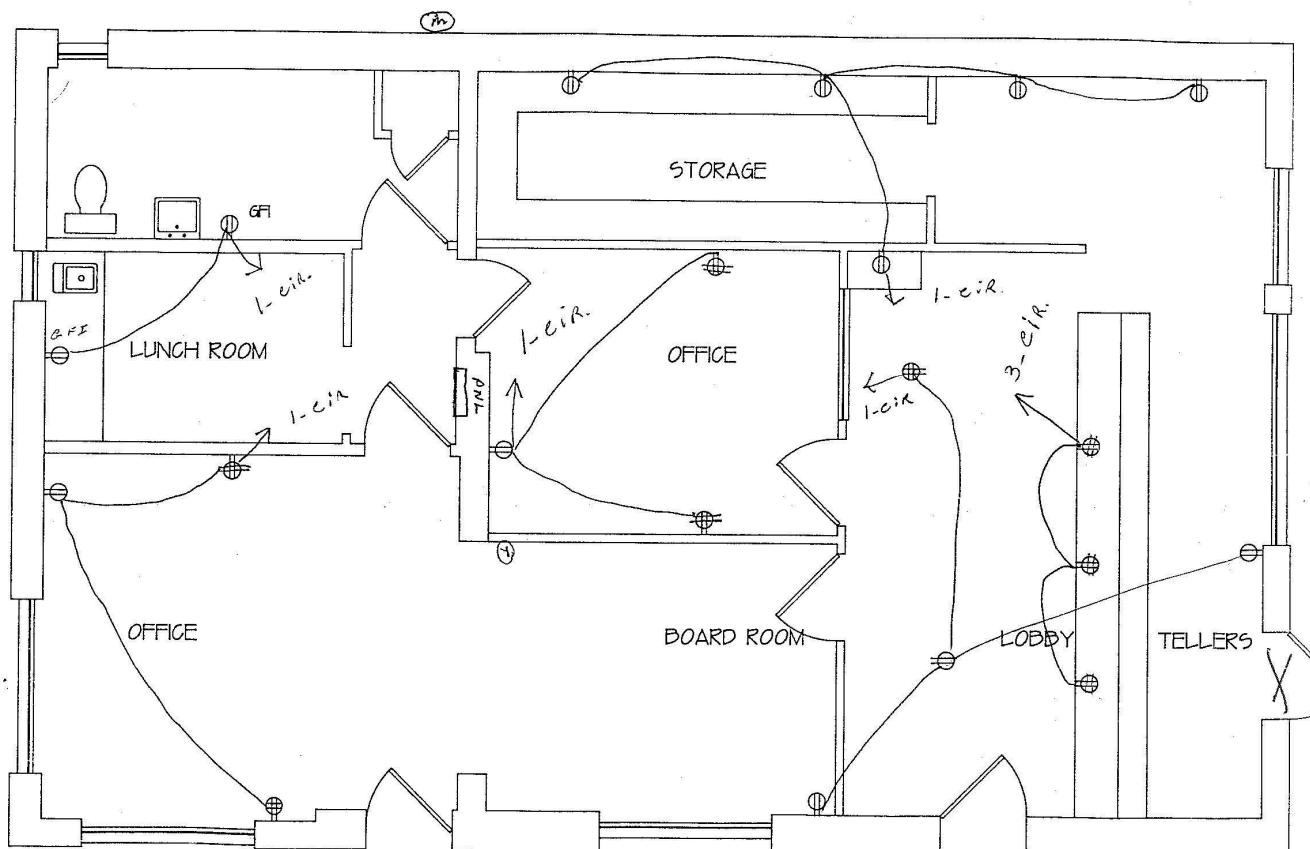
Reception Room



Exterior & Parking

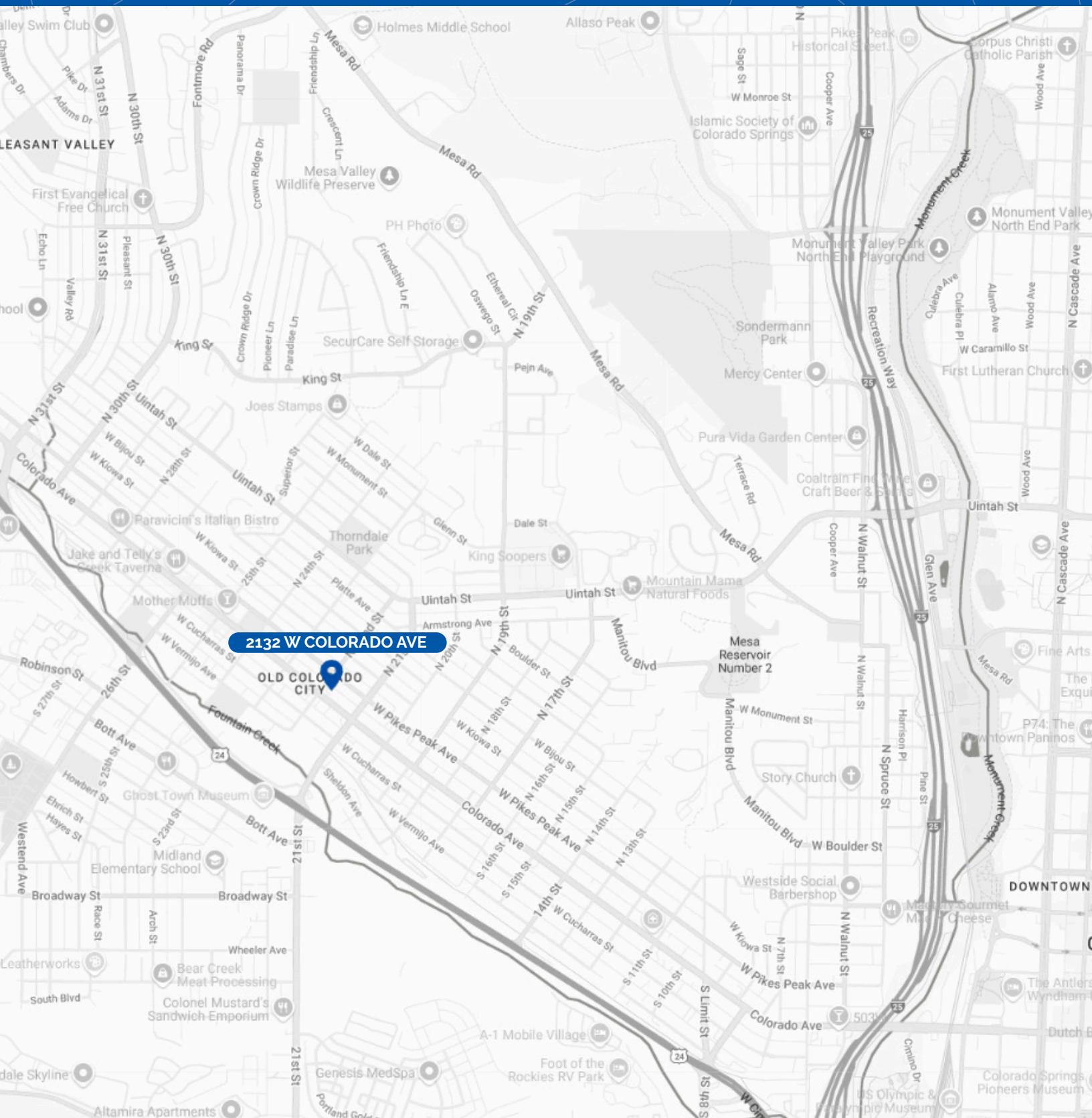


FLOOR PLAN



ELECTRICAL PLAN
SCALE: 1/4" - 10'

MAP



FOR LEASE INFORMATION:

MARC FELDMAN
 marc.feldman@streamrealty.com
 303.957.5307

TYLER HERMAN
 tyler.herman@streamrealty.com
 303.957.5306

