

LAND + BUILDING SALE | I-25 & S. ACADEMY ACCESS

±1.2 Acres Outdoor Storage Opportunity

3777 BRADLEY ROAD · COLORADO SPRINGS, CO 80911



PROPERTY DETAILS

SALE PRICE:	\$500,000
TOTAL SITE:	1.44 Acres
AVAILABLE LAND:	±1.2 Acres
BUILDING SIZE:	1,861 SF
ZONING:	CC CAD-O
PARKING:	30 Surface Spaces
TAXES:	\$7,680.91 (2025)

PROPERTY HIGHLIGHTS

±1.2 ACRES AVAILABLE

Potential outdoor storage / contractor yard opportunity

- ±1.2 acres of available land
- Convenient access to I-25 & S Academy Blvd
- Large, predominantly usable site
- Potential outdoor storage / contractor yard use
- Existing 1,861 SF veterinary facility
- Seller to lease back existing building
- Located within an Opportunity Zone & Enterprise Zone



EXISTING VETERINARY FACILITY
1,861 SF | Seller Leaseback

FLEXIBLE LAND OPPORTUNITY

3777 Bradley Road offers approximately **1.2 acres of available land** within a 1.44-acre property, providing an opportunity for outdoor storage, contractor yard or other compatible commercial uses. The site offers convenient access to **I-25** and **S. Academy Boulevard**.

The existing **1,861 SF veterinary facility** occupies a small portion of the property and will remain in operation through a seller leaseback.

±1.2 AC

AVAILABLE LAND

\$500,000

OFFERING PRICE

1.44 AC

TOTAL SITE