

RETAIL CONDOS FOR SALE

2411 W Colorado Ave.

UNIT 102 & 103, COLORADO SPRINGS, CO 80904

PRICE
IMPROVEMENT!



2411 W COLORADO AVENUE offers an excellent 3,299 SF street level storefront retail condo for sale located in the heart of Old Colorado City with direct visibility and access to Colorado Avenue. The space is nicely finished and has street level access. The units available are on the main floor and do not include the upper level residential condos. This is a great opportunity for an owner user to secure a space in historic Old Colorado City.

- Heavy daytime retail foot traffic
- Street parking only
- Condo association fees are \$1,611 per month. Includes utilities, building insurance, roof reserve and other shared responsibilities. Condo owner owns/services the HVAC system.
- For an owner-occupant that qualifies for a 10% down SBA loan, the potential occupancy cost is \$18.28 psf NNN.

Property Summary

UNITS AVAILABLE:	Unit 102 & 103
AVAILABLE SF:	3,299 SF
REDUCED SALE PRICE:	\$1,056,000 \$850,000.00
ZONING:	C6 CU
YEAR BUILT/RENOVATED:	1906/2022
TAX SCHEDULE NUMBERS:	7411233025, 7411233024
TAXES (2023):	\$13,716.02



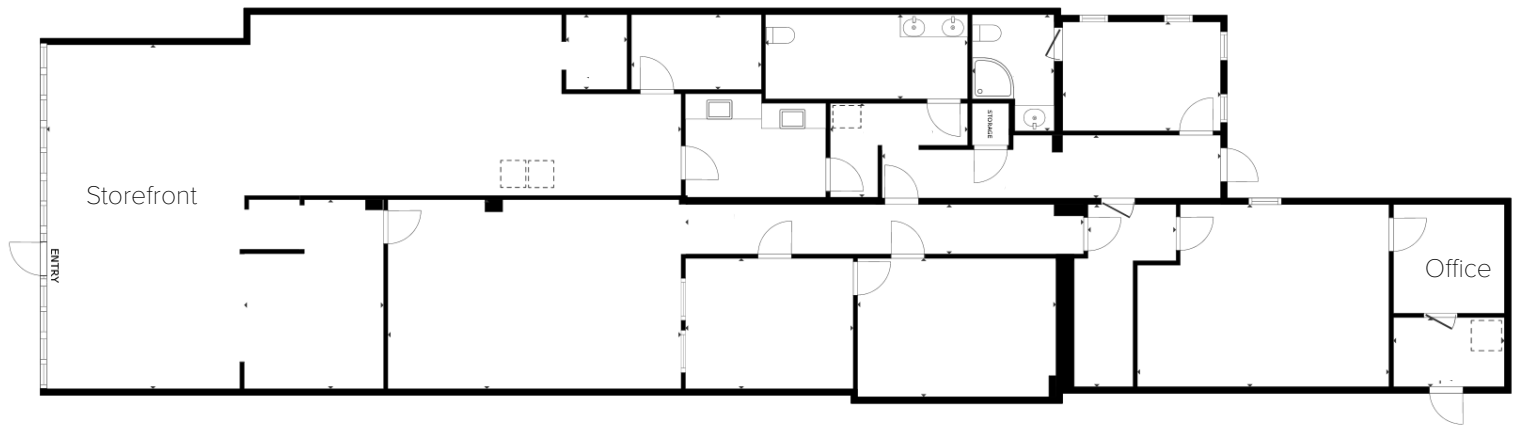
OLIVE
REAL ESTATE GROUP, INC.

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COLORADO SPRINGS, CO 80904

FLOOR PLAN

2411 W COLORADO AVE., UNIT 102 & 103

3,299 SF AVAILABLE



CLICK / SCAN FOR
VIRTUAL TOUR

Matterport™

Aerial Map



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