

Mixed-Use | For Sale

CBRE

802 S Nevada Avenue

Colorado Springs, CO 80903

Asking Price: \$695,000





Executive Summary

802 S Nevada Avenue presents a unique mixed-use investment and owner-user opportunity in Colorado Springs. The property consists of three units, including two residential units and one commercial unit available for office use, providing buyers with multiple options for occupancy and income generation.

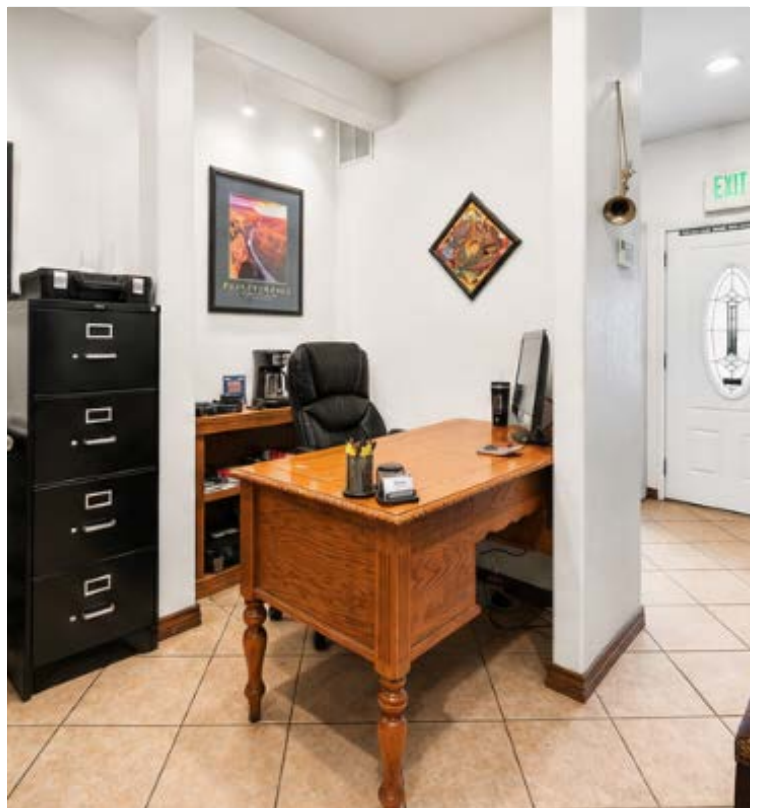
The combination of residential and commercial space offers an attractive opportunity for an owner-user to occupy the office component while benefiting from rental income generated by the residential units. Alternatively, an investor can lease all three units to create a diversified income stream across multiple uses and tenants.

Positioned along the S Nevada Avenue corridor with convenient access to Downtown Colorado Springs, the property offers strong visibility, accessibility, and proximity to surrounding businesses, restaurants, residential neighborhoods, and amenities. With its flexible configuration and multiple potential ownership strategies, 802 S Nevada Avenue is well suited for investors, professional office users, and buyers seeking a versatile small mixed-use asset in a central Colorado Springs location.

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For Sale

Office Space



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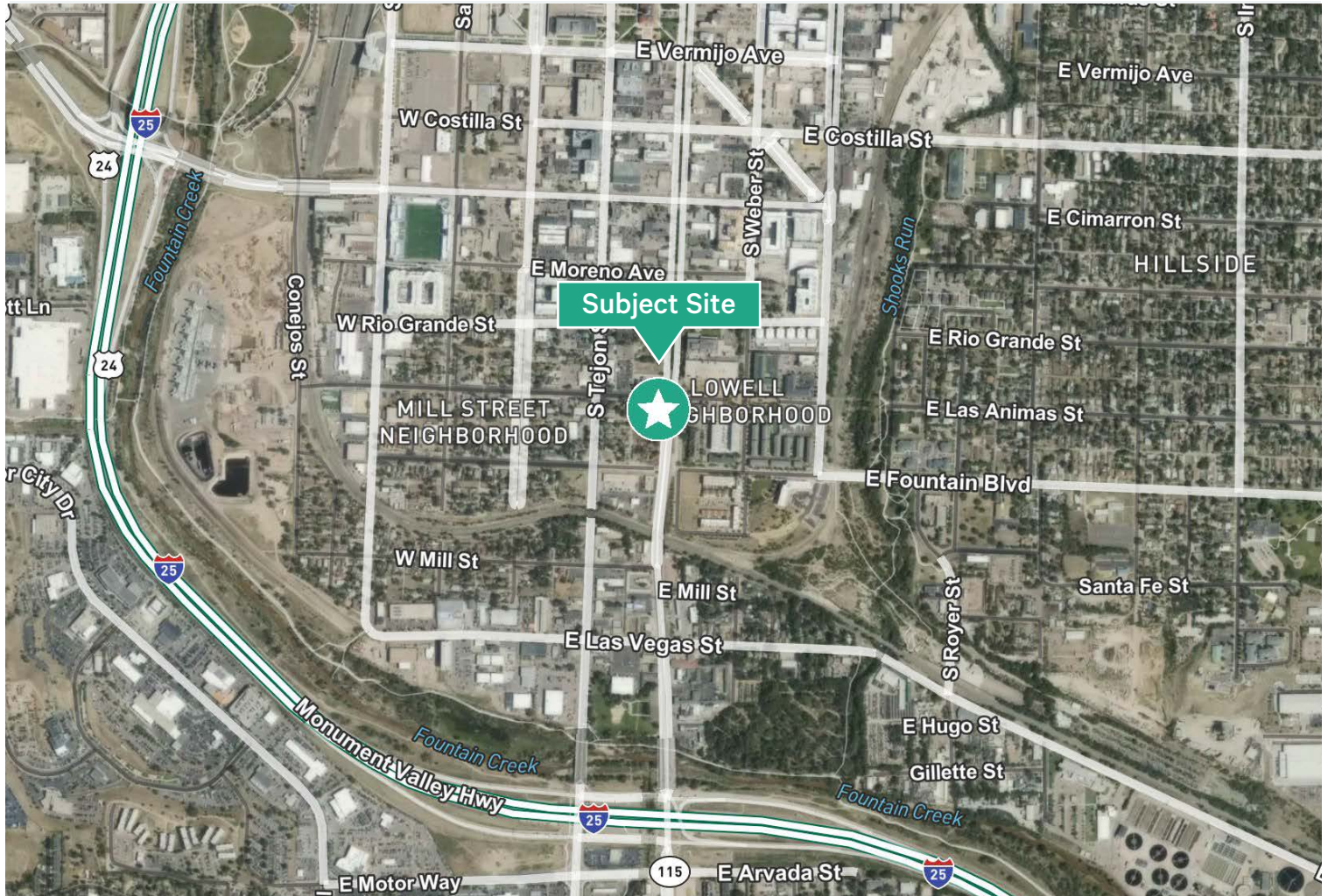
For Sale

Residential Space

\$2,900/month rental income from the two residential units



Aerial Map



Contact Us

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