

# OFFICE BUILDING



FOR SALE

225 S ACADEMY BOULEVARD  
COLORADO SPRINGS, CO 80910

15,556 SF

1.00 AC LAND AREA



**COLE UNDERWOOD**

Broker Associate

Direct: (719) 200-4610

cole@coleunderwood.com



4272 Promenade Drive Suite 100

Colorado Springs, CO 80920

www.coleunderwood.com

# PROPERTY HIGHLIGHTS

Sale Price:	\$1,975,000.00
Rentable Building Area:	15,556 SF
Land Area:	1.00 AC
Zoning:	PBC, Colorado Springs
Class:	C
Floors	2
Parking:	52 Spaces/3.75 Ratio



# PROPERTY DESCRIPTION

Great Office building on South Academy. Building has been very well cared full and recently updated. Plenty of off street parking and great visibility on Academy. Property has multiple tenants, some of which are very long term. Building is currently zoned PBC AO and sits on 1 acre of land. This would be a turn key investment for someone.

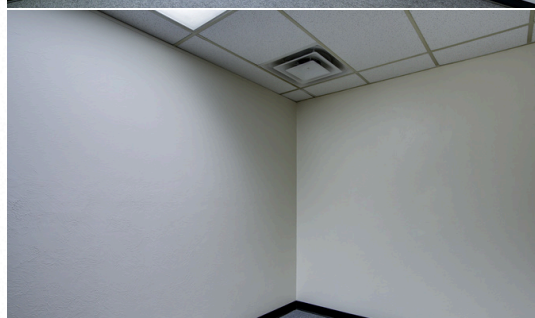


# PROPERTY HIGHLIGHTS

- High Traffic Area on Academy
- Updated Throughout & In Great Condition
- Long Term Tenants In Place
- Plenty of Off Street Parking
- Great Investment



# PROPERTY PHOTOS



# PROPERTY PHOTOS

