

# Stand-alone Retail Building



## Restaurant Building for Sale

currently a restaurant, but was a coffee shop in the past

1019 South Tejon Street, Colorado Springs, CO 80903

ASKING PRICE

**\$699,000**

BUILDING SIZE

2,039 SF

### PROPERTY HIGHLIGHTS

- Prime location just south of the Central Business area & close to I-25 & Ivywild
- Two (2) patios: on the east side & back side of the building
- On-site parking lot
- High level of visibility on Tejon St
- Monument sign

### PROPERTY SPECIFICATIONS

<b>Building Size:</b>	2,039 SF
<b>Floors:</b>	Single story
<b>Land Area:</b>	10,332 SF
<b>Year Built:</b>	1937
<b>Zoning:</b>	FBZ T-1
<b>Parking:</b>	In front & back of building



**ANDY OYLER**

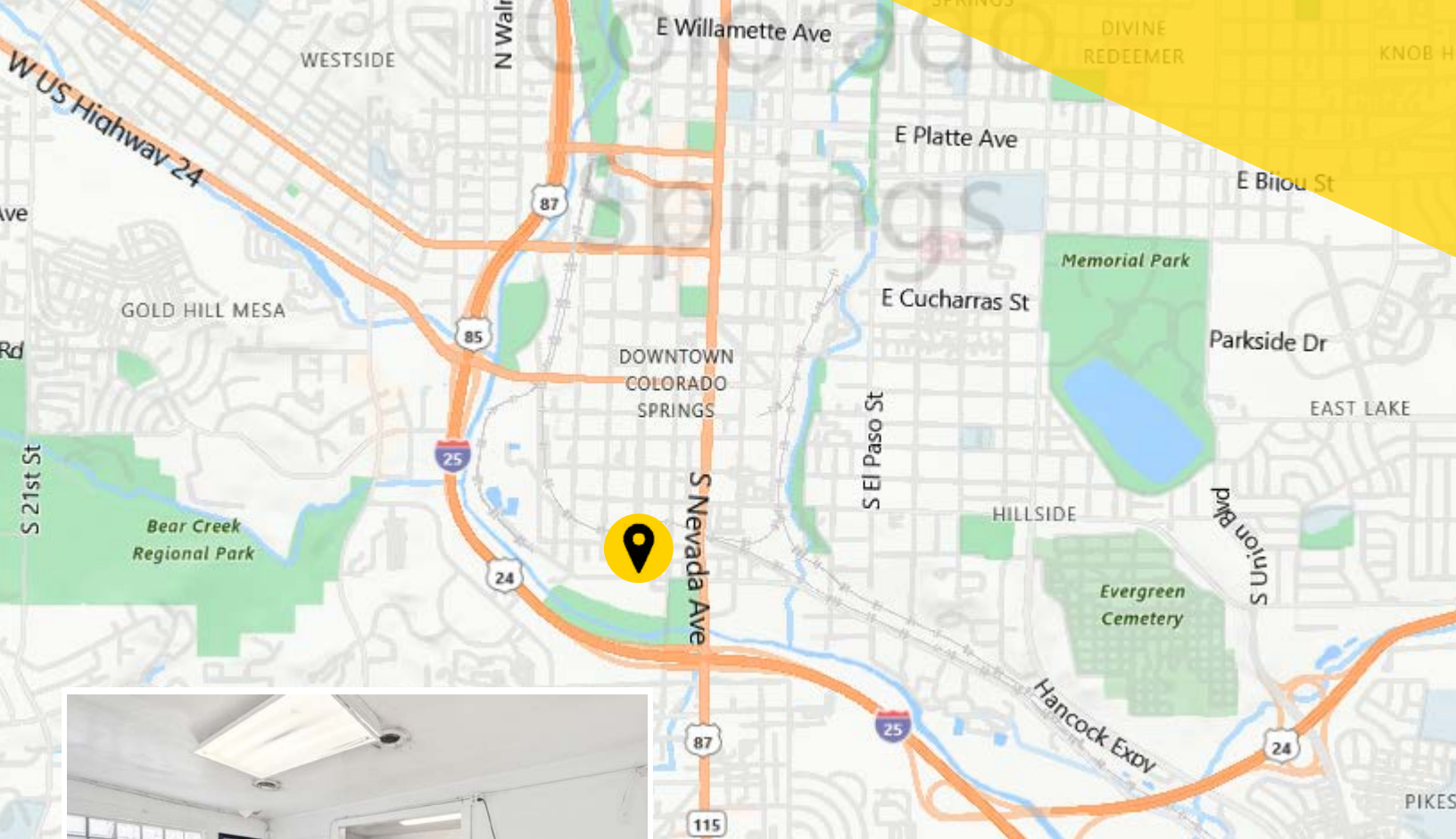
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**SCAN TO VIEW  
THE PROPERTY WEBSITE**





**DEMOGRAPHICS (2024)**

	2 MILES	5 MILES	10 MILES
POPULATION	28,000	132,985	482,057

**TRAFFIC COUNTS (2022)**

S Tejon St & E Last Vegas St      9,391 Vehicles Per Day



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