

Exceptional Investor or User Opportunity

3634 JEANNINE DRIVE COLORADO SPRINGS, CO 80917



Overview

The Jeannine Center is a small strip center located near Academy & Austin Bluffs. There are 5 rental units all paying below market rents with short-term leases.

The building is 8,100 SF on 25,000 SF of C5 CR zoned land.

Each unit has a retail style front area and a rear overhead door. The tenants are a steady mix of mom & pop business with track records of consistent rent payment.

The roof is new and four of the five RTUs were just replaced. There is no known other expected capital improvements anticipated.

- The asking price: \$1,215,000
- Price = \$150 psf

For a private showing and the confidential financial information,

Call Tim Leigh 719-337-9551 or Holly Trinidad 719-337-0999

Property Details



Sales Price
\$1,215,000



Space Available
8,100 SF



Building Size
8,100 SF



Lot Size
24,933 SF



Zoning
C5 CR

Rev: November 17, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospective should carefully verify each item of information contained herein.



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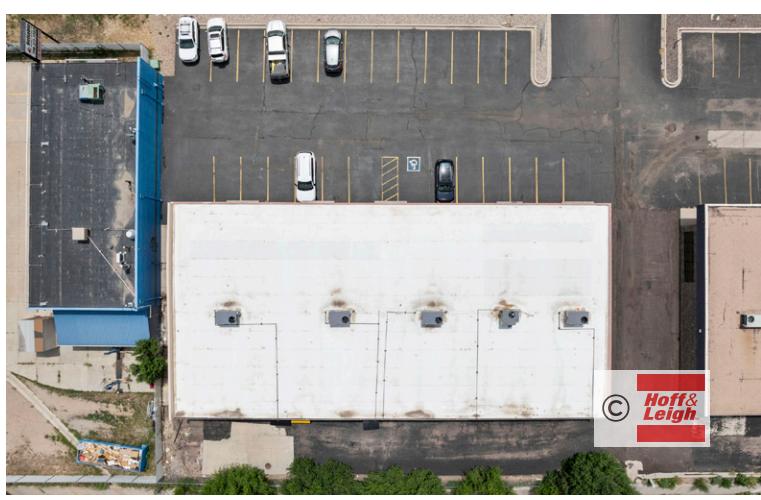
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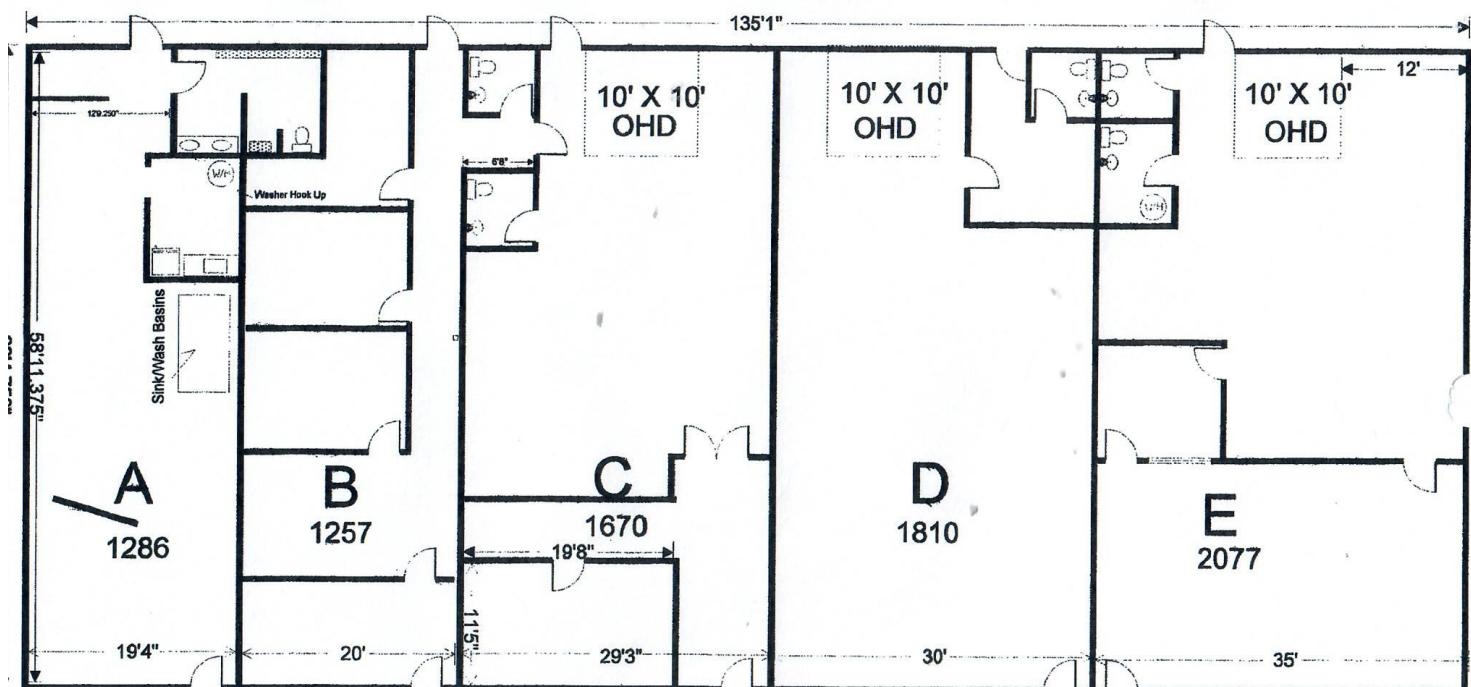
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3634 - 3642 Jeannine Dr.
All Deminsions Approximate

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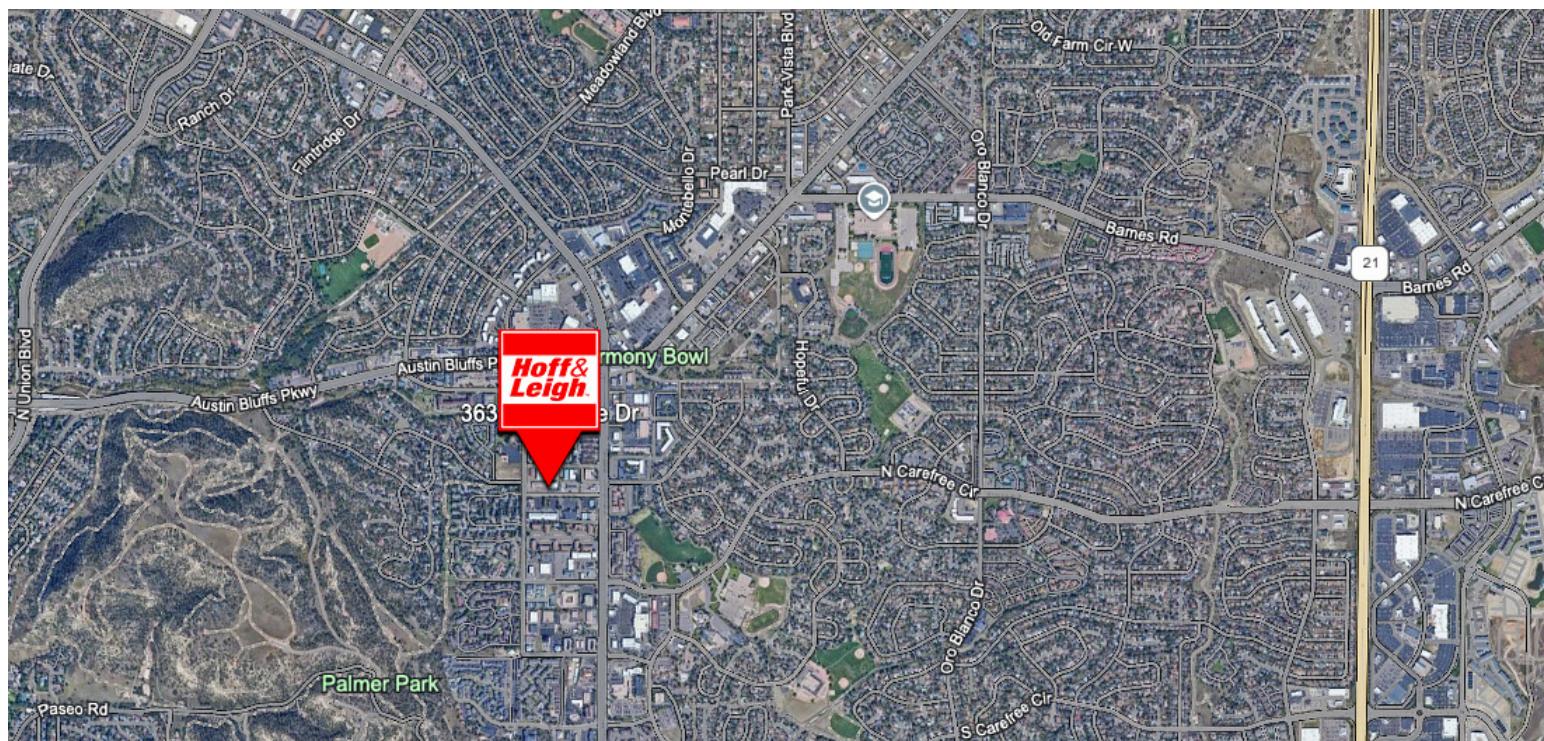
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