

For Sale and Lease

1545 York Rd.

Colorado Springs, CO 80920



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5,862 SF Retail/Flex Building | King Soopers Exit Location | Income + Owner-User Opportunity



Offered at \$1,095,000, this 5,862 square foot retail/flex building presents a compelling opportunity for investors and owner-users seeking in-place income with immediate upside.

Strategically positioned at the exit of King Soopers, the property benefits from strong daily traffic, excellent visibility, and consistent consumer flow driven by one of the area's primary grocery anchors.

The building is currently partially leased, with a tenant occupying 4,319 SF, providing stable income from day one. The remaining 1,543 SF is available for an owner-user or lease-up, offering a clear path to increased cash flow and value creation.

The site includes 31 parking spaces and is zoned MX-L/CR, allowing for a wide range of retail, service, and flex uses. This flexibility supports both immediate usability and long-term adaptability as the surrounding area continues to grow.

Built in 1971, the property offers a functional footprint with the potential for cosmetic upgrades or repositioning, making it attractive to buyers looking to enhance value while benefiting from a proven location.

- Price: \$1,095,000
- Building Size: 5,862 SF
- Occupied: 4,319 SF (1 Tenant)
- Vacant: 1,543 SF
- Parking: 31 Spaces
- Year Built: 1971
- Zoning: MX-L/CR



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