

6130 & 6140 SOUTHMOOR DRIVE

Fountain, CO 80817

Southeast Land / For Sale



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**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

PALMER MCALLISTER
Commercial Real Estate

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LOT SIZE

6130: 1.83 AC (34,500 SF usable)

6140: 1.96 AC (34,500 SF usable)

TAX ID

6130: 65144001004

6140: 65144001005

SALE PRICE

6130: \$170,000

6140: \$170,000

ZONING

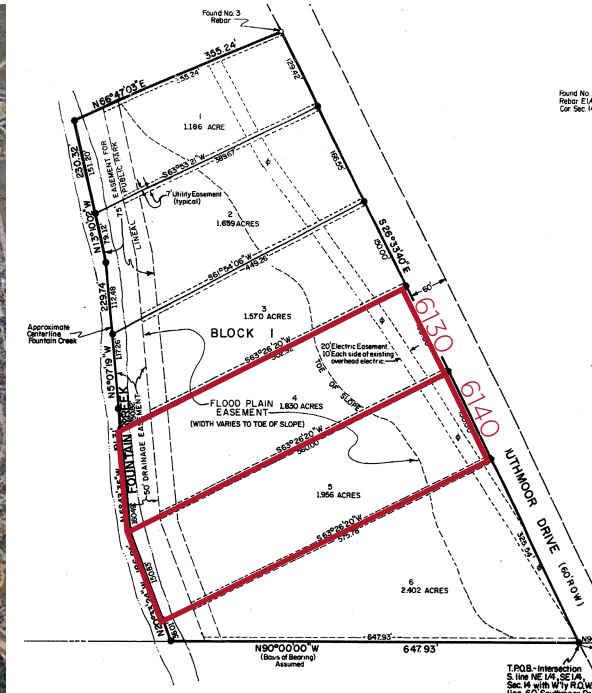
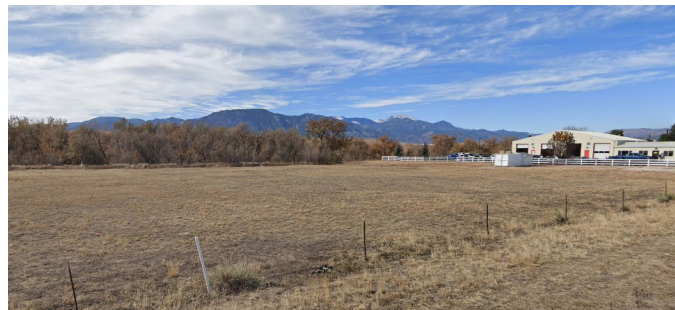
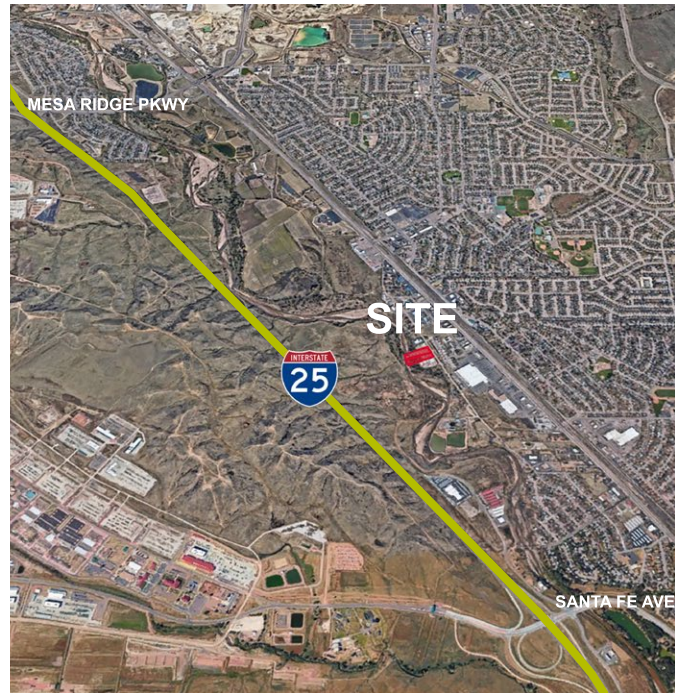
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NEIGHBORING TENANTS

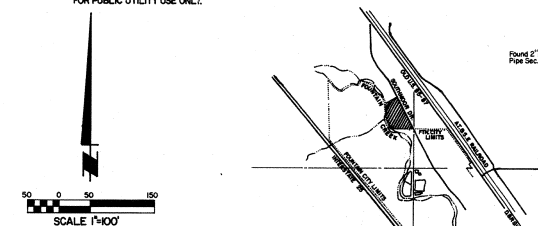
ServiceKing Collision, Basset Heating & Air, Lube Works, Walmart, Jiffy Lube, Verizon, T-Mobile, Auto Zone and more

5 minutes to I-25

15 minutes to Downtown Colorado Springs



THERE WILL BE A 20' ELEC. EASEMENT 10' EA. SIDE OF THE EXIST. OVERHEAD ELECTRIC. THERE WILL BE A 50' DRAINAGE EASEMENT AND A 75' EASEMENT FOR LINEAL PUBLIC TRAIL ALONG THE REAR LOT LINES. WATER WILL BE SUPPLIED BY THE WIDEFIELD WATER CO. SANITARY SEWER SERVICE BY SECURITY SANITATION DIST. NO BUILDING WILL BE ALLOWED WITHIN 20 FEET OF THE EMBANKMENT. THE GEOLOGIC REPORT FOR THIS SUBDIVISION INDICATES POTENTIAL GEOL. SOILS, FLOODING AND CONSTRUCTION HAZARDS. THIS REPORT IS ON FILE IN THE EL PASO COUNTY LAND USE DEPARTMENT. THERE WILL BE A 7' FOOT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES FOR PUBLIC UTILITY USE ONLY.



SCALE 1"=100'

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