

117 E BIJOU - RETAIL CONDO UNIT 3

117 E Bijou Street Colorado Springs, CO 80903

Retail Condo For Sale

**Price
Reduced!**



PROPERTY DESCRIPTION

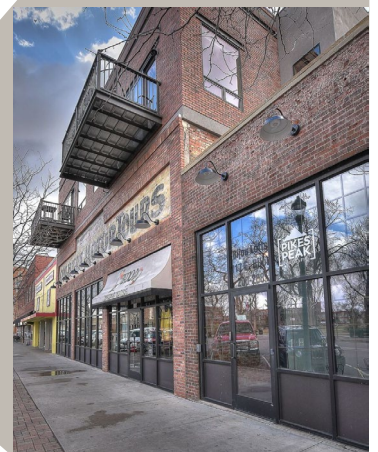
For Sale - Prime investment or owner user opportunity at 117 E Bijou Street. Built in 1920 and fully redeveloped in 2017, this retail condo unit is located on Bijou St. between Nevada and Tejon across from Story Coffee and Acacia Park. Loads of amenities including restaurants, shops, the YMCA and other municipal buildings are all within walking distance. Currently occupied with a Gym, the FBZ-T1 zoning allows for retail or office types of uses.

OFFERING SUMMARY

Sale Price:	\$985,000	\$895,000
Condo Size:	3,454 SF	
Year Built:	1920	
Zoning:	FBZ-T1	
APN:	6418209126	

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Across from the Festive Acacia Park
- Newer Construction Inside
- Floor to Ceiling Windows
- Zoned FBZ-T1



TENANT IS NOT TO BE DISTURBED

SIMON PENNER

719.229.1585

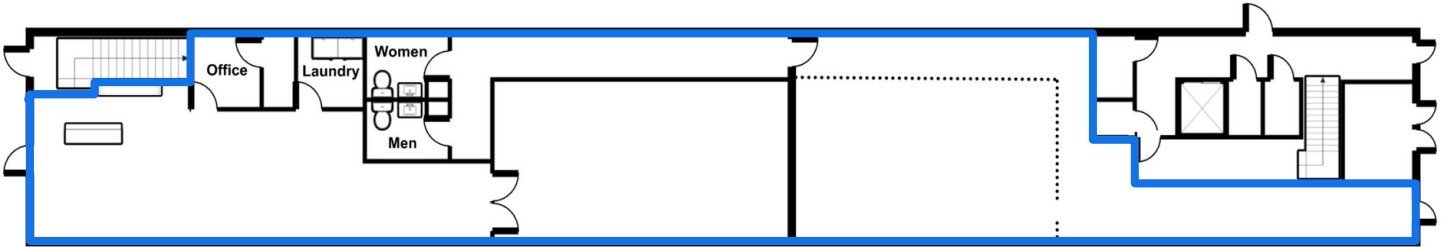
simon@miramontcre.com

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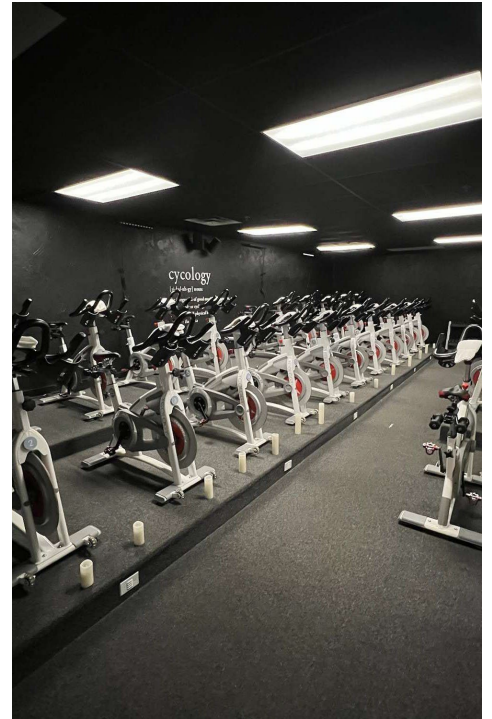
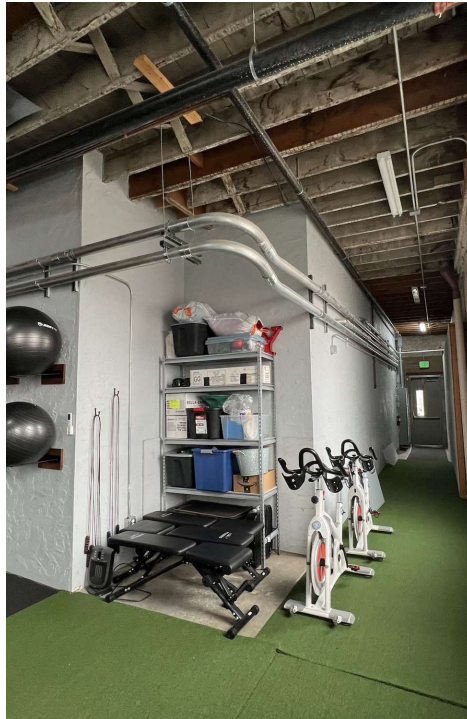
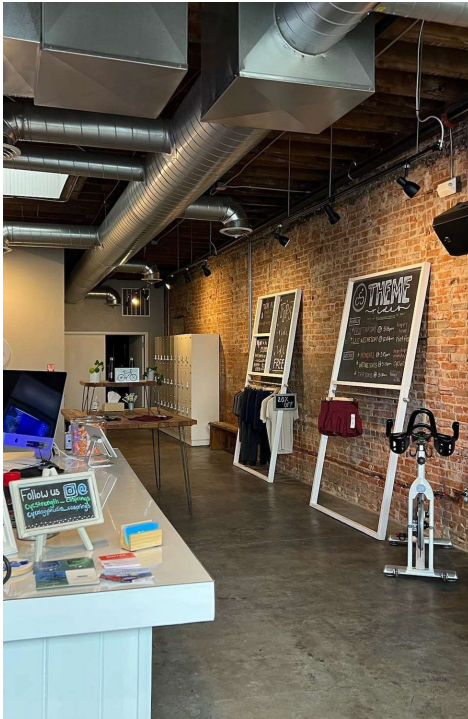
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3,454
Square Feet



Sidewalk

Alley



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