

# FOR SALE

525 SOUTH NEVADA  
COLORADO SPRINGS, CO 80918  
(CURRENTLY CLOSED CAR WASH,  
WAREHOUSE AND STACKING AREA)



## FORMER WATER WORKS CAR WASH-CLOSED

**\*Great visibility Off Nevada**

**\*Potential Re-development Opportunity**

**\*5,965 Sq Ft Car Wash/Sales Area**

**\*8,199 Sq Ft Warehouse**

**\*Total Lot: 34,287 Sq Ft**

**\*Zoned: FBZ-T2B FBZ-COR CU**

**SALE PRICE: \$3,250,000.00**

**\* Sold "AS-IS"**



**Front Range Commercial**  
105 E. Moreno Ste# 100  
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michael@maroslin.com

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