

BUILDING FOR SALE GREAT EXPOSURE

TRENT PROPERTIES GROUP



STAND-ALONE

- 887 SF main level
- 850 SF basement
- 400 SF garage

OR Zoning

With Use Variance for
Personal Services

8,980 SF Lot

\$435,000

1375 E FILLMORE ST COLORADO SPRINGS, CO 80907



This is a beautifully-updated stand-alone building on busy Fillmore is ideal for a fitness or wellness user with a bright open interior and use variance. Also perfect for general office use.

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2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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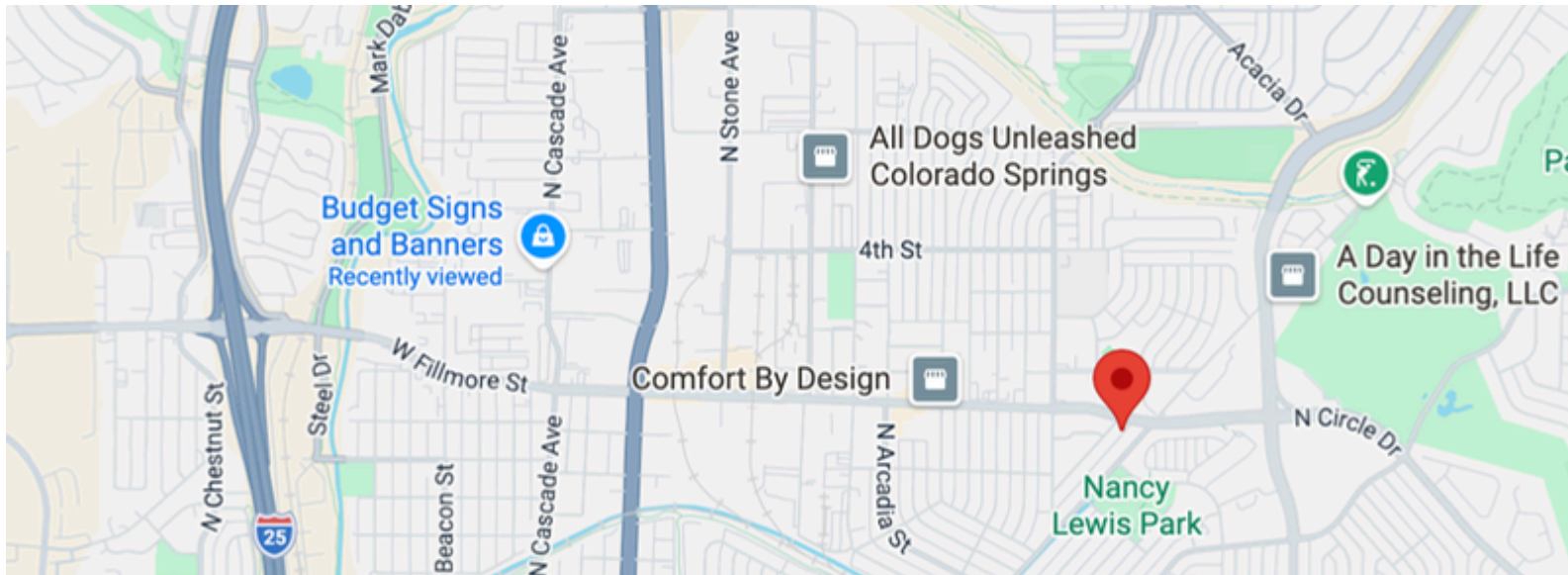


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UPDATED BUILDING FOR SALE

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1375 E Fillmore St.
COLORADO SPRINGS, CO 80907



TURN-KEY IN AN EXTRAORDINARY LOCATION WITH EXPOSURE

This stand-alone building was completely remodeled in 2020, and is complete with handicap access and parking, an ADA bathroom, and energy-efficient minisplit AC units.

The main level is a bright, airy space with refinished hardwood floors and one hard-walled office.

The property is ideal for personal service users like a Pilates Studio, fitness or wellness users (allowed with the city-approved use variance) or general office. The attached 2-car garage would also make this a great spot for a contractor office.

The basement provides ample extra space. And the beautiful fenced yard could be converted to additional parking if needed.

- **Built in 1953**
- **Great visibility and signage on busy Fillmore**
- **Fully updated and turnkey main level**
- **Amazing location with I-25 and Union access**
- **Ideal for a fitness or wellness business**

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