

# OWNER-USER OR REDEVELOPMENT OPPORTUNITY FOR SALE



**NAL**Highland



802 South Wahsatch Avenue :: Colorado Springs, Colorado 80903

## PROPERTY FEATURES

- Property Size: 40,489 SF (AC)
  - Building Size: 12,017 SF
  - Zoning: PDZ (Planned Development Zone)
  - Power: 800 Amps | 277/480 Volts | 3 Phase | 4 Wire
  - Water: Large Water Tap (Commercial Laundry)
  - Climate Control-HVAC & Evaporative Cooler
  - Loading: Van High Dock Platform
- Two (2) 10'x10' Roll Up Doors

## PROPERTY INCENTIVES

- OPPORTUNITY ZONE
- ENTERPRIZE ZONE
- Surrounded by Lowell School Multi-Use Redevelopment

**ASKING PRICE**  
**\$4,176,000.00**

**Marketed By:**

**James E. Spittler, Jr.**

**Principal | Founder**

719 332 6528

spittler@highlandcommercial.com

**Randy Churchill Dowis**

**Principal | Senior Broker**

719 650 1332

dowis@highlandcommercial.com



2 N Cascade Avenue, Ste 300 : Colorado Springs, CO 80903



+1 719.577.0044



www.highlandcommercial.com





## DRIVE TIMES

To Denver – 50 Mins

To DIA – 1 Hr & 15 Mins

To COS Airport – 15 Mins

To North COS – 20 Mins



## Marketed By:

**James E. Spittler, Jr.**

**Principal | Founder**

719 332 6528

spittler@highlandcommercial.com

**Randy Churchill Dowis**

**Principal | Senior Broker**

719 650 1332

dowis@highlandcommercial.com

# FOR SALE

2 N Cascade Avenue, Ste 300 : Colorado Springs, CO 80903

+1 719.577.0044



www.highlandcommercial.com 10/27/2025

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.