

# OWNER-USER OR REDEVELOPMENT OPPORTUNITY FOR SALE



**NAI**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
- ENTERPRISE ZONE
- Surrounded by Lowell School Multi-Use  
Redevelopment

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

**James E. Spittler, Jr.**

**Principal | Founder**

719 332 6528

spittler@highlandcommercial.com

**Marketed By:**

**Randy Churchill Dowis**

**Principal | Senior Broker**

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[www.highlandcommercial.com](http://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



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