



OFFICE BUILDING FOR SALE

2960 NORTH ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80917



+/- 3,700 SF Lower-level
Immediately Available for
Owner-User



TIM AGEE

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719.200.2735



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OFFERING SUMMARY

Sale Price:	\$1,095,000
Building Size:	7,356 SF
Stories:	2
Lot Size:	24,484 SF
Year Built / Renovated	1978 / 2017
Parcel ID:	6334401013
Zoning:	MX-N
Owner's Association:	Yes
Rent Roll & Building Financials	Contact Broker

PROPERTY HIGHLIGHTS

- First floor suite and majority of second floor renovated with spacious offices and large windows
- Lower-level furniture available to buyer
- Second floor fully leased and generating stable rental income
- All HVAC units replaced in 2024
- Parking lot improvements completed in 2025
- Renovated restrooms (4) throughout building
- Prime building visibility and convenient access off major thoroughfare
- Monument signage available along North Academy



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INTERIOR PHOTOS

2960 North Academy Boulevard Colorado Springs, CO 80917



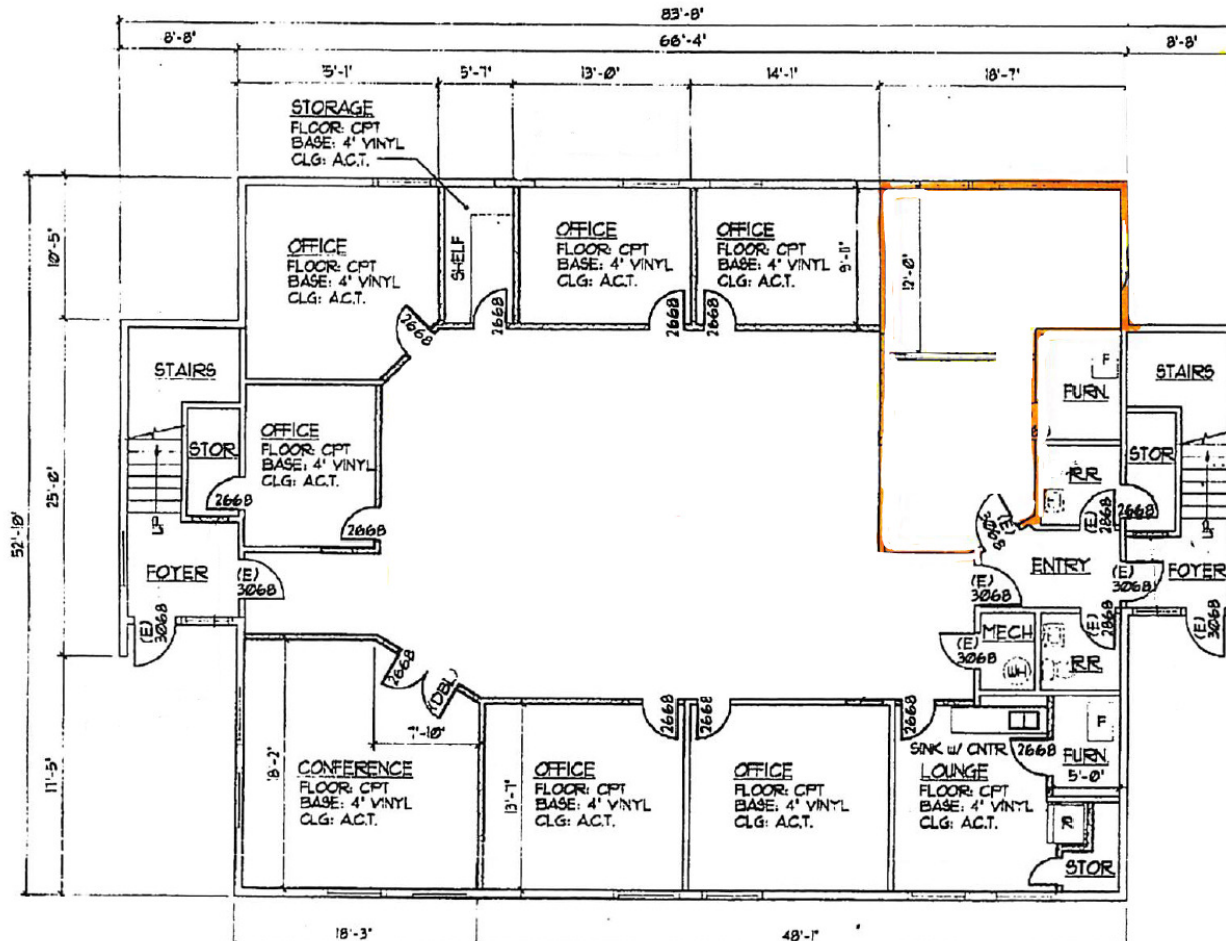
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1ST LEVEL FLOORPLAN

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