



PROPERTY DESCRIPTION

This Downtown Retail Condo property offers a modern and inviting space that can accommodate various business needs. Across from Acacia Park, it features a sleek facade that captures attention. The recently renovated interior boasts open layouts and customizable options to suit diverse requirements. With its walkable, convenient downtown access, and high visibility, the property presents an exceptional opportunity for establishing a thriving business presence.

PROPERTY HIGHLIGHTS

- Versatile and modern space
- Sleek and attention-grabbing facade
- Open layouts and abundant natural light
- Convenient and walkable Downtown Location
- Ideal for diverse business needs
- Adjacent parking at \$65/month

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$15 SF/yr (NNN)
Estimated 2026 NNN:	\$6.13 SF/yr
Condo Size / Available SF:	3,454 SF
Year Built:	1920
Zoning:	FBZ-T1

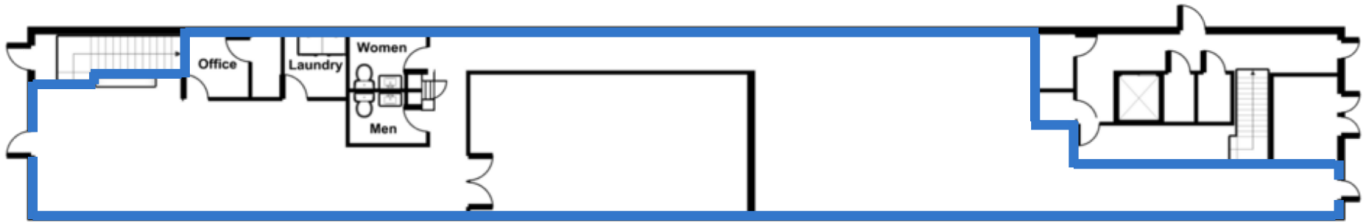


SIMON PENNER

Simon@MiramontCRE.com

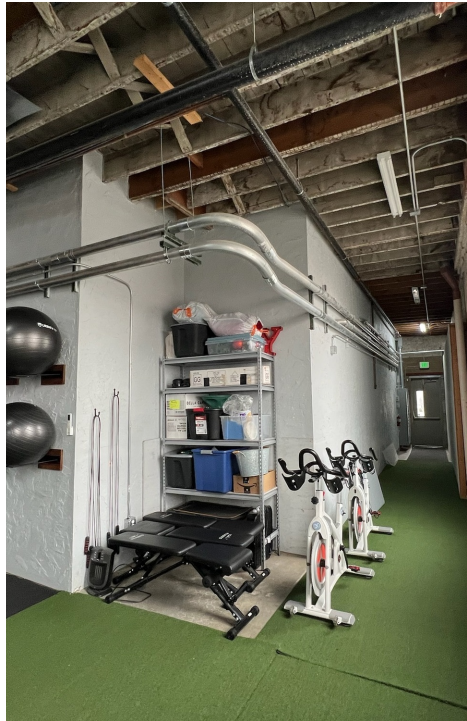
719.229.1585

3,454
Square Feet



Sidewalk

Alley



SIMON PENNER
Simon@MiramontCRE.com
719.229.1585

117 E BIJOU - RETAIL CONDO UNIT 3

Office Building For Sale & Lease

117 E Bijou Street Colorado Springs, CO 80903



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	488	1,440	5,509
Total Population	763	2,513	12,437
Average HH Income	\$70,794	\$73,342	\$78,015



SIMON PENNER
Simon@MiramontCRE.com
719.229.1585