

415  
West Bijou Street  
COLORADO SPRINGS, CO 80903

PRICE  
REDUCED



OFFICE BUILDING  
FOR SALE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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Principal  
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# Availability

- Pricing: \$645,000 **\$625,000**

- Square Footage:

- Main office building: 2,652 SF
- Standalone building: 824 SF
- Total SF: 3,476 SF

- Land Size: 0.22 Acres

# PRICE REDUCED

## Traffic Counts

- W Bijou: 9,591 VPD (MPSI 2022)

*Source: 2025 MPSI Estimate*



No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice.

## Highlights

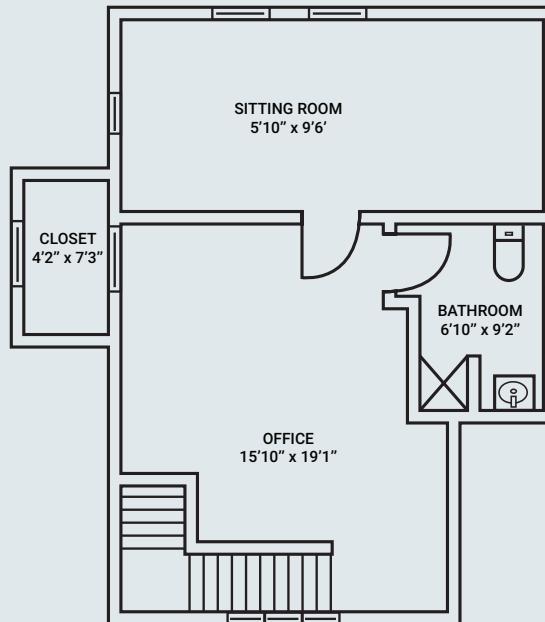
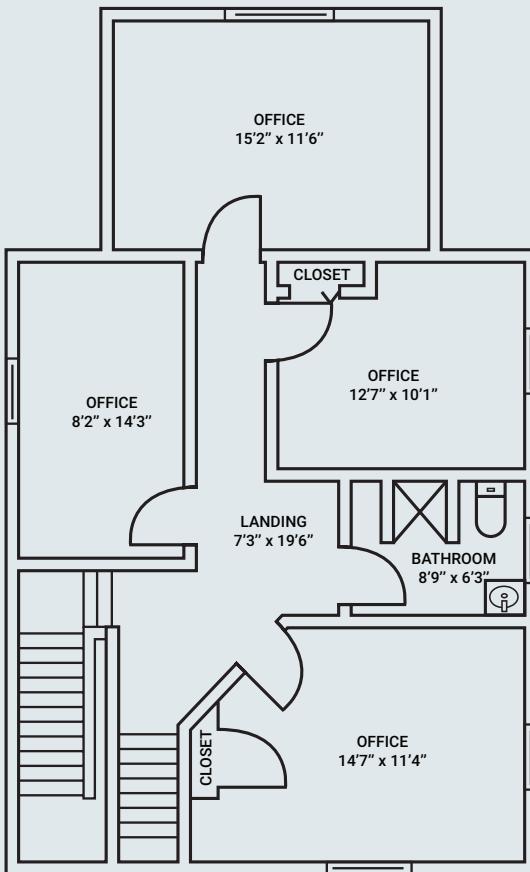
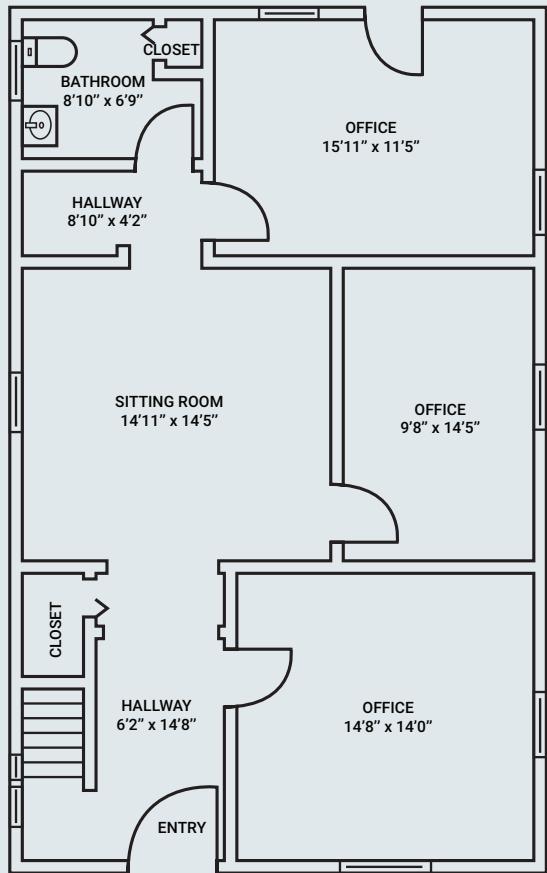
- The office building is located just off of I-25 and is in close proximity to Downtown Colorado Springs.
- The site consists of two buildings; one main 3 floor office building and another secondary, freestanding building on the site portion of the property
- The office has signage availability along W Bijou St
- Buyer has the ability to occupy the building as an owner/user or convert into a investment property

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	10,010	89,401	209,956
<b>Average Household Income</b>	\$74,581	\$81,748	\$81,015
<b>Daytime Population</b>	23,650	73,440	141,150

Source: CoStar



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.