

MAJOR PRICE REDUCTION - BRING OFFERS

FOR SALE

Fully Leased Retail Center Investment Opportunity

- Great Value-Add Potential
- Ideal 1031 Property

**1817-1873 Peterson Rd
& 6910 Palmer Park Blvd
Colorado Springs, CO 80915**



PROPERTY DETAILS

- Building Size: 13,200 SqFt
- Land Area: 1.25 Acres
- Description: Eight Units (900-2,400 SqFt)
- 100% Leased, low turnover
- Zoning: CC (CommunityCommercial)
- Year Built: 1974
- Location: East Central Colorado Springs

SALE PRICE ~~\$2,600,000~~
(~~\$196.97 / SqFt~~)



\$2,475,000
(**\$187.50 / SqFt**)

PROPERTY FEATURES

- Well established neighborhood center
- Many long-term tenants
- Great Parking
- High traffic center
- Solid investment with below market rents & annual increases
- Newly improved parking lot
- Great location



John Onstott | Principal



719.330.1819

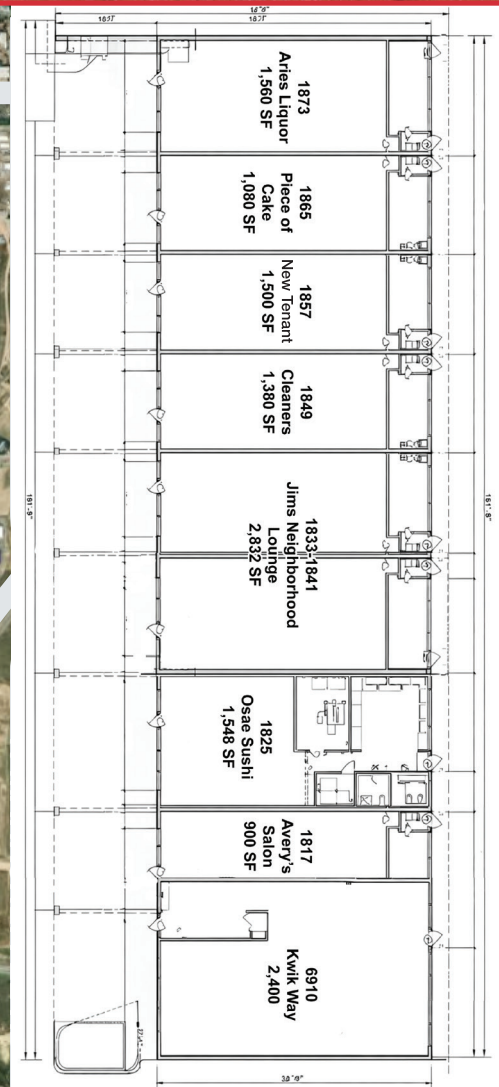
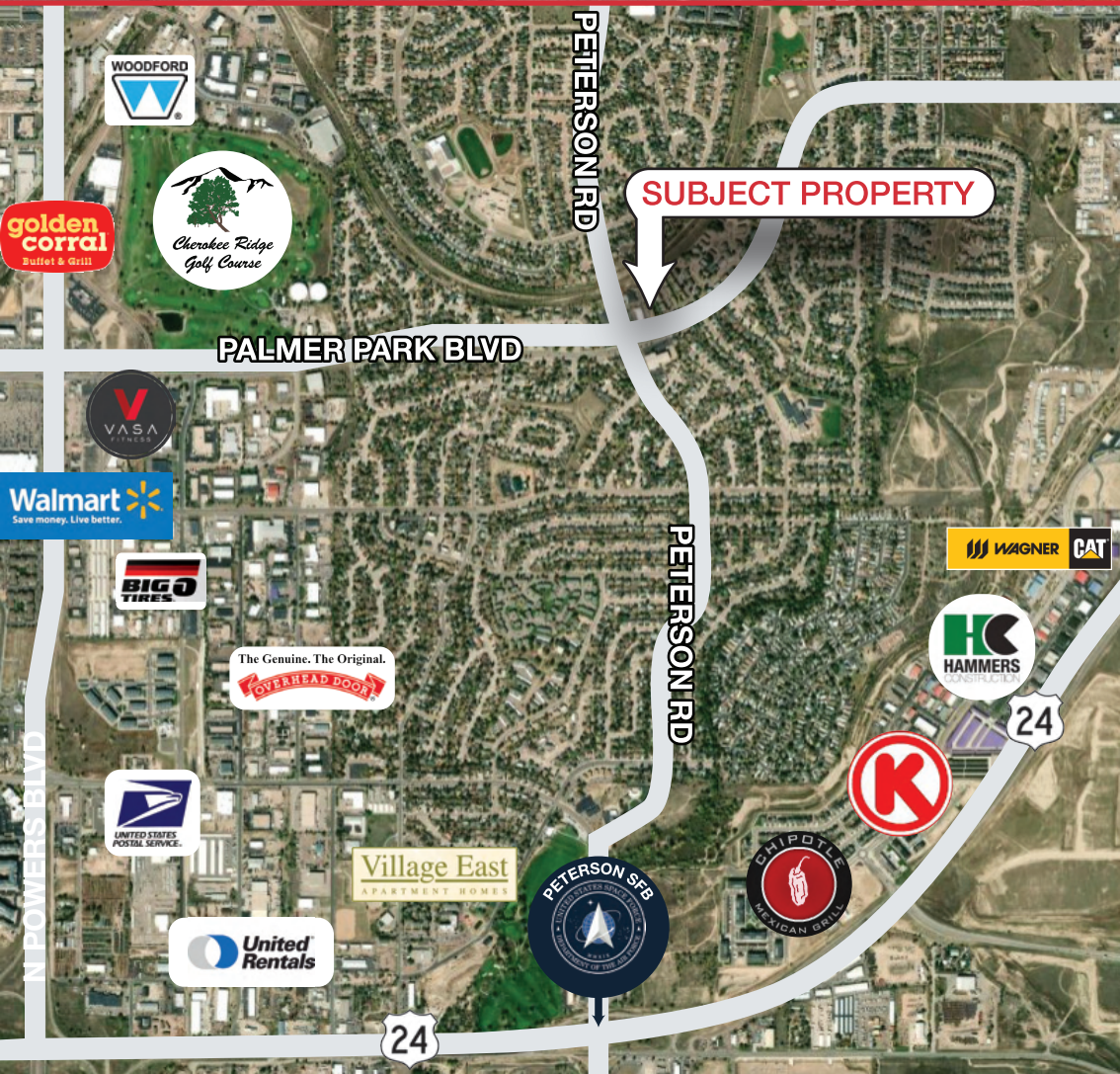


onstott@highlandcommercial.com

NA Highland

Current Income & Expense (est.)

Base Rent Income	+\$190,233
CAM Income	+\$55,149
TOTAL INCOME	+\$245,382
Operating Expense	-\$84,688 (\$6.42/SF)
Estimated NOI	\$160,694
Initial Cap Rate	6.2% (EST.)



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.