

MAJOR PRICE REDUCTION -  
MOTIVATED SELLER



FOR SALE

124 DELAWARE DR.

COLORADO SPRINGS, CO 80909



## PROPERTY overview

Beautifully maintained Church and Ministry located in East/Central Colorado Springs with easy access to Academy and Platte. Sanctuary seats approximately 325 people, parking lot offers 102 spaces with an additional 20 spaces of street parking. Recent updates have been made to the building including a new roof (2018), HVAC systems (2018) and more. Property can be operated as a church or many other options including school, rehabilitation facility or fitness center. Automotive uses and other MX-L uses.

Sale Price:	<del>\$3,300,000</del> \$2,250,000 (\$147 PSF)
Available SF:	15,302 SF
Zoning:	MX-L CU AO
Parking:	102 Onsite and Street Available
Roof Replaced:	2018
HVAC Replaced:	2018

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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## AREA demographics

### 1 MILE

Total Households	7,794
Total Population	19,652
Average HH Income	\$53,500

### 3 MILES

Total Households	51,706
Total Population	124,591
Average HH Income	\$61,474

### 5 MILES

Total Households	115,072
Total Population	280,186
Average HH Income	\$69,315

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