


INVESTMENT OR OWNER / USER IOS PROPERTY FOR SALE

DESIGNED TO SUPPORT SINGLE-TENANT USE OR DUAL-TENANT CONFIGURATION



 **955 & 989 Wooten Rd**
Colorado Springs, CO 80915

PROPERTY FEATURES

Building Size	10,580 SqFt total
Location	East Central COS
Lot Size	1AC 43,560 SqFt
Zoning	BP (Business Park)
Drive-In Doors	Three (3) 10' x 10'
Year Built	1978-1985
Construction	Block & Metal
Property Taxes	\$14,439.11 (2025)

+ Fenced & Paved Outside Storage Yard

+ Large Pole Sign (Leased)

LEASE INFORMATION

Currently Leased to Two Short-Term Tenants:

955 Wooten - 6,420 SqFt Auto Body Shop

989 Wooten - 4,160 SqFt Auto Repair

- **CALL BROKER FOR DETAILS** -

Buy as an investor or user

INVESTMENT INFORMATION

CAP RATE 6.0%+ on existing income





SALE PRICE

\$1,950,000

(\$184.31 /SqFt)

NAIHighland

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