



INVESTMENT OR OWNER/USER PROPERTY FOR SALE

SUPPORTS SINGLE-TENANT USE OR DUAL-TENANT CONFIGURATION

FULLY FENCED ONE ACRE
GREAT PARKING/STORAGE

10,580 SF BUILDING



955-989 WOOTEN ROAD | COLORADO SPRINGS, CO 80915

PROPERTY FEATURES

- Building Size: 10,580 Square Feet
- Location: East Central Colorado Springs
- Lot Size: 1 Acre | 43,560 Square Feet
- Zoning: BP (Business Park)
- Loading: Three (3) 10'x10' Drive In OHD
- Year Built: 1978-1985
- Ceiling Heights: 8'-14'
- Construction: Block & Metal
- Property Taxes: \$14,439.11 (2025)
- Fenced & Paved Outside Storage Yard
- Large Pole Sign (Leased)

LEASE INFORMATION

**Currently Leased to Two Tenants:
(Short Term Leases)**

955 Wooten - 6,420 SQ FT - Auto Body

989 Wooten - 4,160 SQ FT - Auto Repair

- CALL BROKER FOR DETAILS

SALE PRICE:

\$1,950,000.00
(\$184.31 PSF)

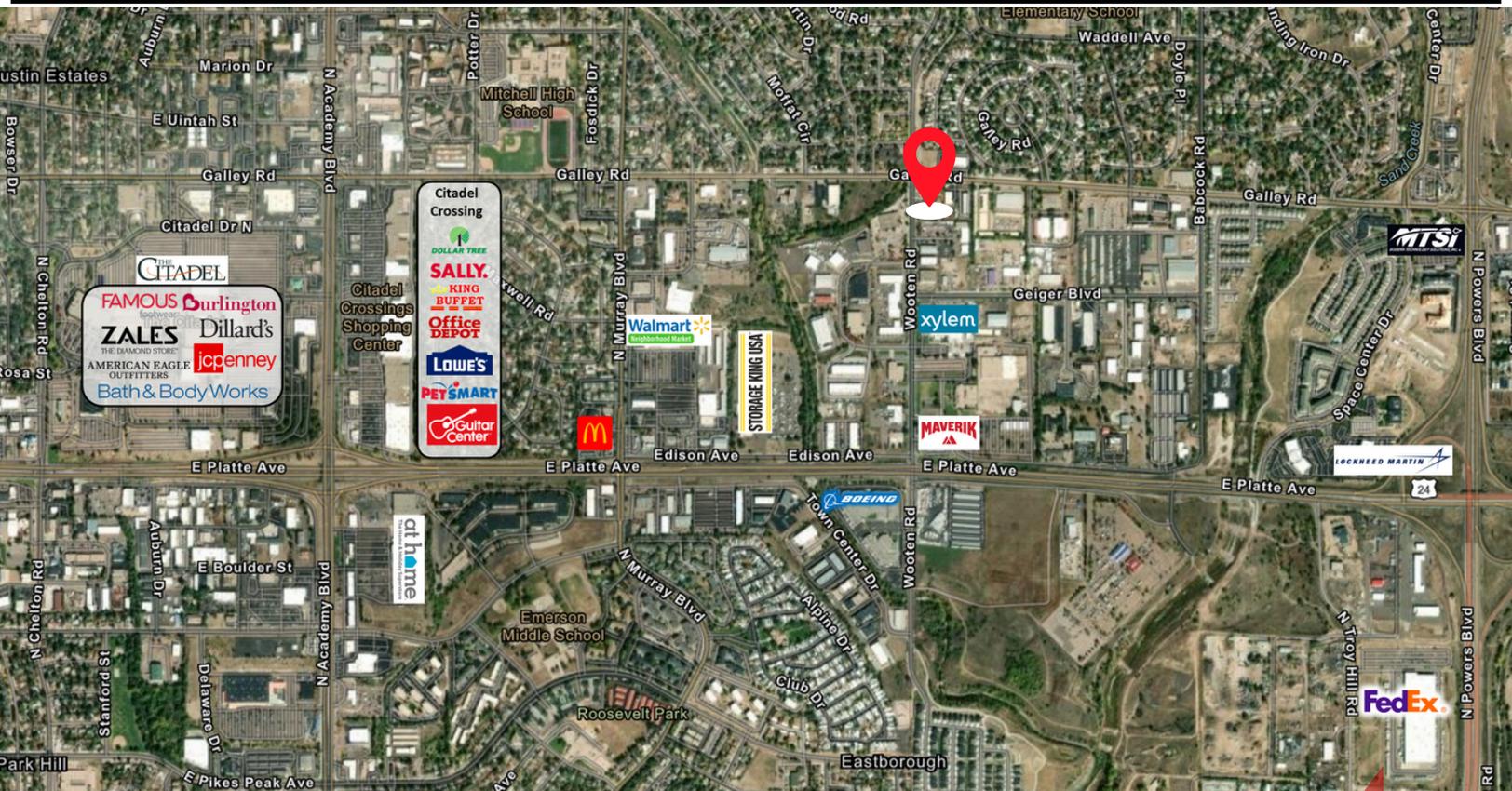
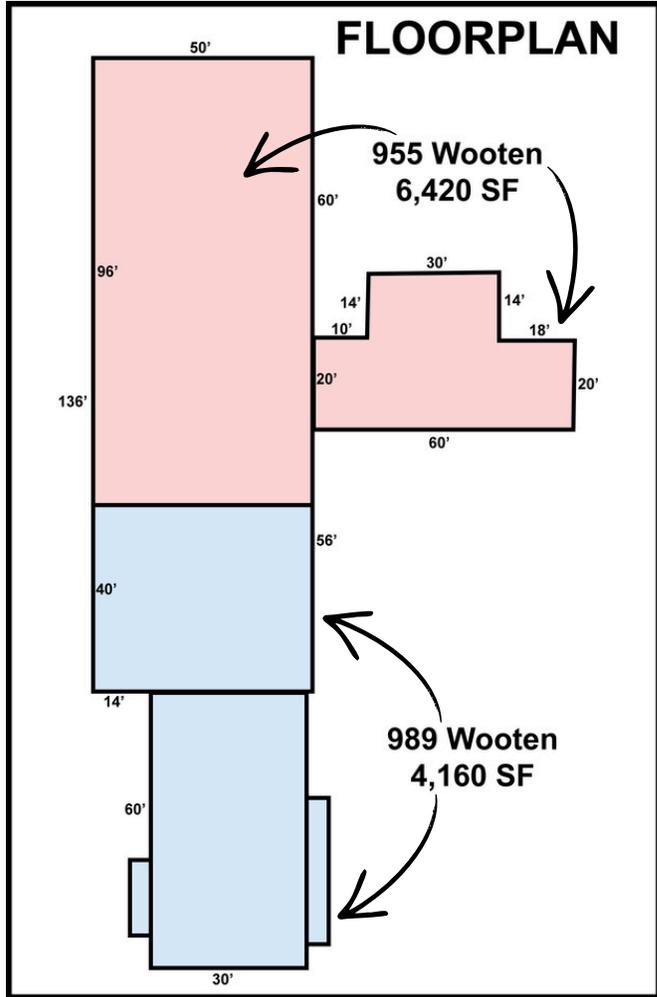
2 N Cascade Ave, Suite 300
Colorado Springs, CO 80903
719.577.0044

www.highlandcommercial.com



John Onstott
Principal

719 330 1819
onstott@highlandcommercial.com



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02/23/2026

