

3612 BETTY DRIVE

COLORADO SPRINGS, COLORADO 80917



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PROPERTY OVERVIEW

\$1,840,000 · \$267 PER SF

A 6,900 SF INDUSTRIAL BUILDING WITH THREE DRIVE-IN BAYS

A 6,900 SF industrial building on 0.51 acres. Three oversized drive-in bays with 16-foot clearance sit behind a finished front end: reception, three private offices, a kitchen and two bathrooms. An auto repair business owned by the seller operates here today. The \$1,840,000 purchase price includes the real estate, all equipment, and the operating business. The business includes a 2,000-customer database and 155 Google Reviews with a 4.8-star rating. An owner-user purchasing the property for \$1,840,000 may elect to decline the existing business and occupy the property with their own business.

PROPERTY SPECS

- Total building area 6,900 SF
- Year built 1996
- Roof / HVAC Original to 1996 construction
- Clear height 16 ft
- Drive-in bays Three oversized
- Lot size 0.51 acres
- Parcel 6327401008
- Property tax \$14,527 annually
- Insurance \$5,600 annually
- Zoning MX-M/CR CU (Colorado Springs)
- Delivery Vacant, or operating with the business conveyed

HIGHLIGHTS

- Three oversized drive-in bays, 16-foot clearance
- Reception, three offices, kitchen and two bathrooms
- MX-M/CR CU zoning supports auto, flex and retail uses
- Option to buy business with 2000 customer list
- Equipment comes with the property



NEXT STEP

SCHEDULE A PRIVATE TOUR

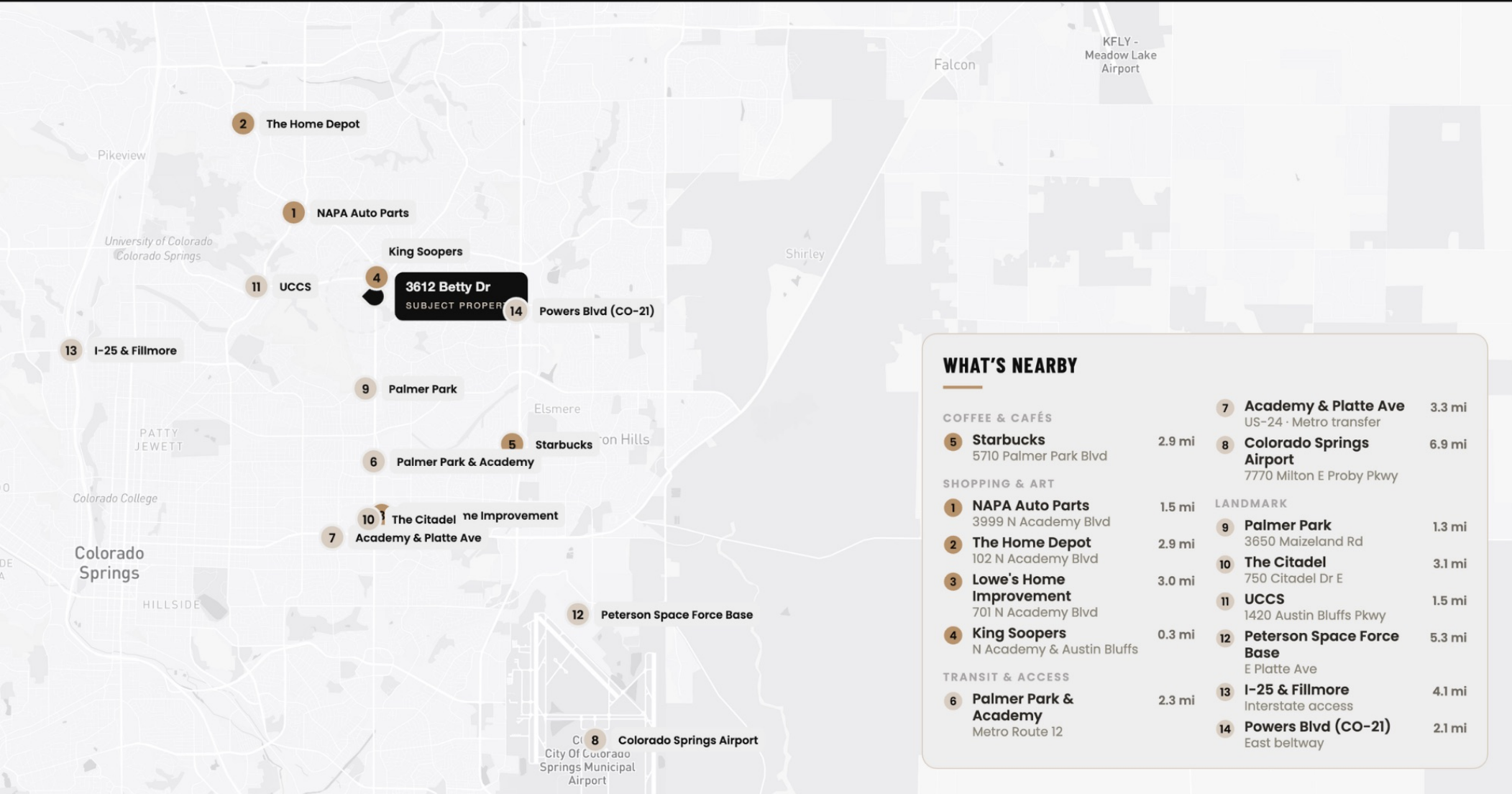
[MODUSREALESTATE.COM](https://modusrealestate.com)

Shown by appointment. Contact Andrew Stephens at 720.496.8868 or the MODUS Commercial team to arrange access.



LOCATION OVERVIEW

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SITE & ACCESS

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CORRIDORS

N ACADEMY BLVD

Principal north-south retail and trade corridor

PLATTE AVE • US-24

East-west highway to I-25 and downtown

POWERS BLVD • CO-21

East beltway to the airport and Peterson SFB

ON SITE

THREE DRIVE-IN BAYS

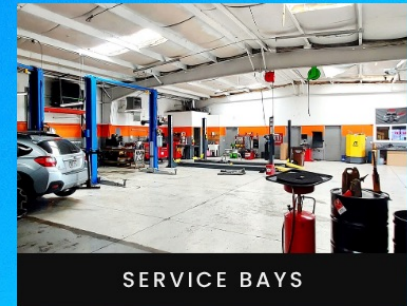
16-foot clearance, direct grade access

MX-M/CR CU ZONING

Supports auto, flex and retail operations. Buyer to verify permitted use.

0.51-ACRE SITE

6,900 SF building with paved surface parking. Stall count to be verified.



SERVICE BAYS



MARKET & DEMOGRAPHICS

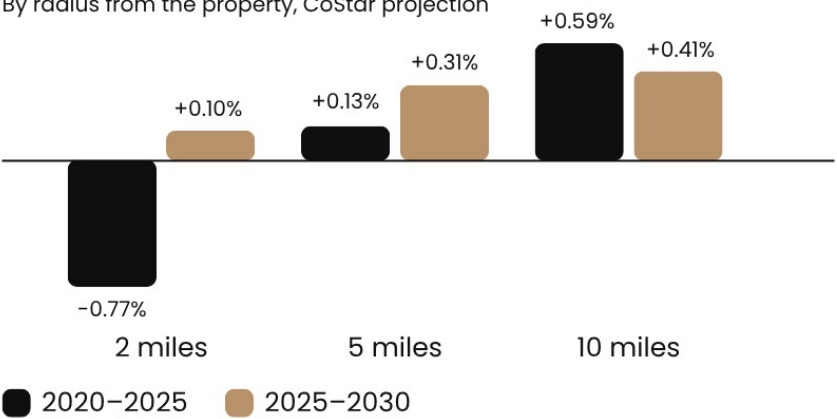
FIVE-MILE TRADE AREA • COSTAR 2026

A TRADE AREA TURNING FROM DECLINE INTO GROWTH

The inner ring is the only one reversing direction. Households here put more into transportation and maintenance than any category except food, and three quarters of the workforce commutes under thirty minutes.

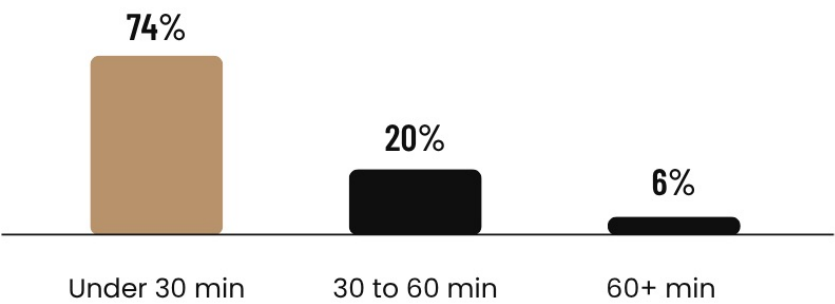
ANNUAL POPULATION GROWTH

By radius from the property, CoStar projection



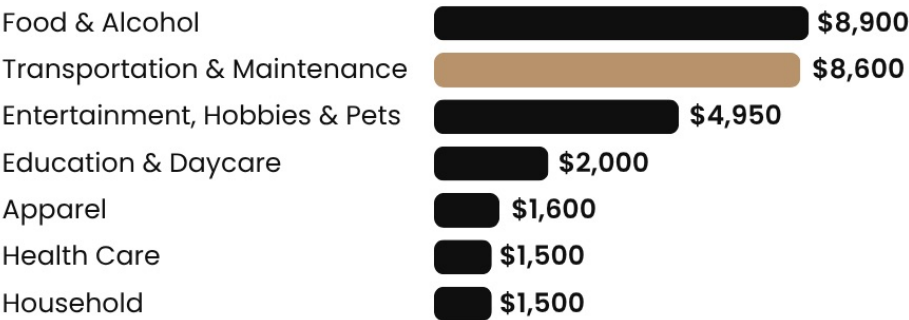
POPULATION TRAVEL TO WORK

Share of five-mile population, 2025



Roughly 149,500 workers within five miles

AVERAGE HOUSEHOLD SPENDING



TRAFFIC AT THE PROPERTY

Nearest count station

55,870

VEHICLES PER DAY

N Academy Blvd at Betty Dr • 2026 count
0.19 miles from the property

Austin Bluffs Pkwy at N Academy Blvd	35,823	0.26 mi
Van Teylingen Dr at Jeannine Dr	8,597	0.12 mi

Source: CoStar, 2026. Figures reflect a five-mile radius unless otherwise noted. Spending values are rounded. Traffic volumes are individual count-station readings and are not additive across stations. Population figures for 2025-2030 are projections, not a guarantee of future results.

EQUIPMENT & BUSINESS

INCLUDED IN THE \$1,840,000 PRICE

A COMPLETE SHOP EQUIPMENT PACKAGE

EQUIPMENT PACKAGE

VEHICLE LIFTS	Four Tuxedo TPIIKC-DX
TIRE CHANGER	Coats 70X-EH-3
WHEEL BALANCER	Hunter GSP9200
PARTS WASHER	Ranger RS500D
AIR COMPRESSOR	Curtis, 5 horsepower
BRAKE LATHE	Ammco 6900
SHOP PRESS	Arcan, 20 ton

THE BUSINESS

- Owned by the seller and operating at the property today
- Established customer list of approximately 2,000 names
- Currently operating at minimal capacity with no advertising in place
- Financials released separately under a confidentiality agreement
- The buyer may take the business or decline it

Business financials are released under a confidentiality agreement. Contact Andrew Stephens at 720.496.8868.

DISCLOSURE

Equipment is described by the owner. Its condition, ownership and freedom from liens have not been independently verified. Items not listed above are not included in the sale. No representation is made as to the revenue, expenses, profitability or future performance of the business.



DISCLAIMER

This Offering Memorandum has been prepared by MODUS Real Estate for use by a limited number of qualified parties. It is provided at your request and on your representation that you are a knowledgeable investor in commercial real estate. You are advised to perform your own independent examination and inspection of the property described herein as 3612 Betty Dr, Colorado Springs, Colorado, and of all information related to it. By accepting this Offering Memorandum you acknowledge that you will rely solely on your own examination and investigation of the property.

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An auto repair business owned by the seller currently operates at the property. The stated price includes the real estate together with that business and its equipment package, which a buyer may elect to take or decline. No representation is made as to the revenue, expenses, profitability, customer retention or future performance of that business. Any financial information will be provided separately under a confidentiality agreement and must be independently verified. The optional equipment package is described by the owner; its condition, ownership and freedom from liens have not been verified. The sale is confidential and the business's employees have not been informed. All showings are by appointment through MODUS Commercial.

Photography represents conditions on the dates the images were taken and may not reflect the property's current condition. Vehicles, tools, inventory, furnishings and equipment appearing in photographs are not included in the sale unless expressly conveyed under the optional equipment package.

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CONTACT US FOR MORE INFORMATION

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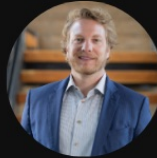


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