

# Prime Retail/Office Building For Sale

## in the Central Business District

123 E. Bijou St., Colorado Springs, CO 80903

Significant  
**Price  
Reduction**



## Great Owner/User Opportunity

### Property Specifications

Location: Across E. Bijou St. from Acacia Park & in between N. Nevada Ave. & N. Tejon St.

Zoning: FBZ - TI-CU

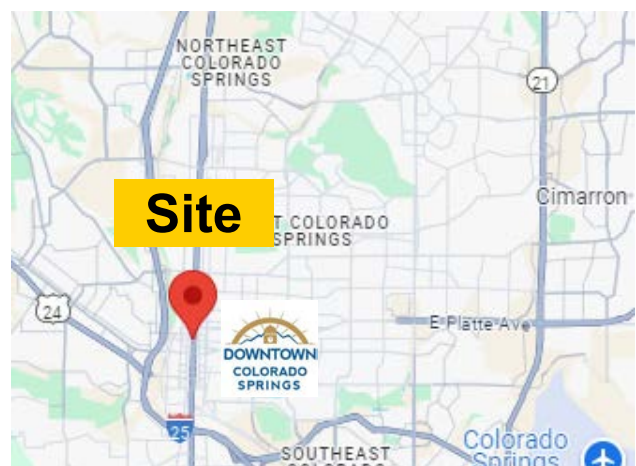
- Single-level building with high ceilings
- Was designed for two (2) tenants but could be one (1) user

Building Size: +/-6,940 SF  
Lot Size: +/-0.17 AC

Asking Price: **\$1,800,000** \$1,850,000

### Highlights:

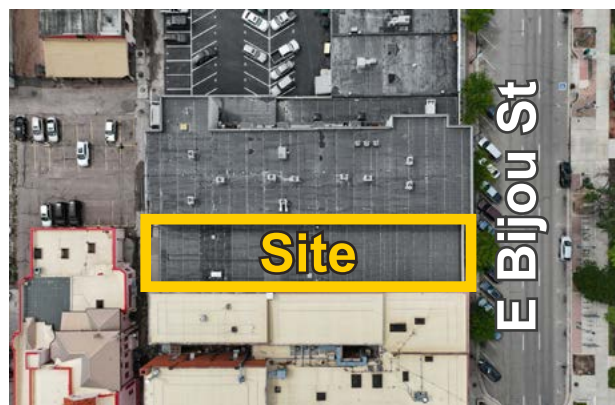
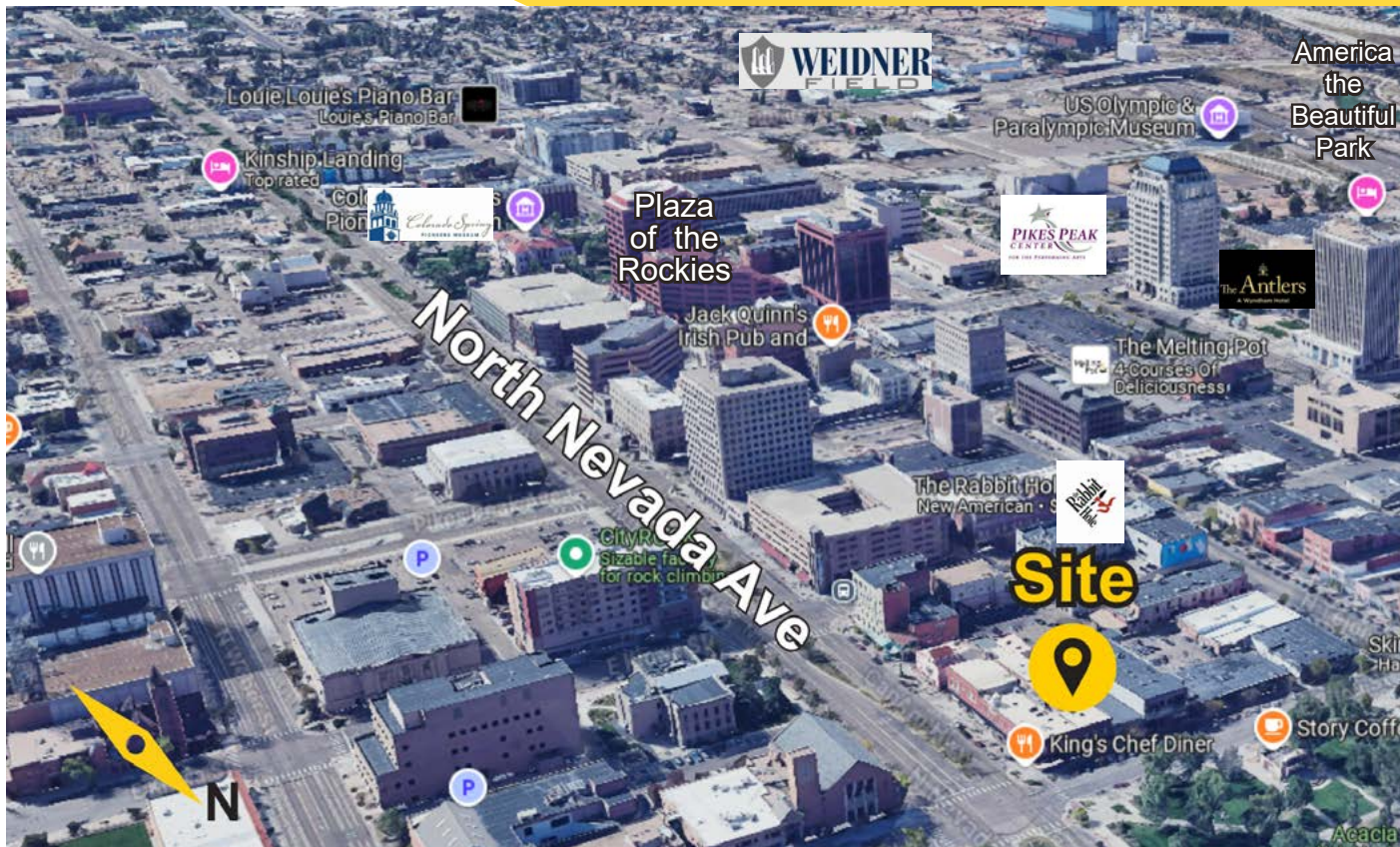
- Interior in shell condition & ready for build-out
- Prime downtown location
- New brick façade
- High ceilings
- Could be subdivided
- Very rare opportunity
- Drive-in doors in the back of the building



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Scan or click here to view the 3D property tour, additional photos & property website:

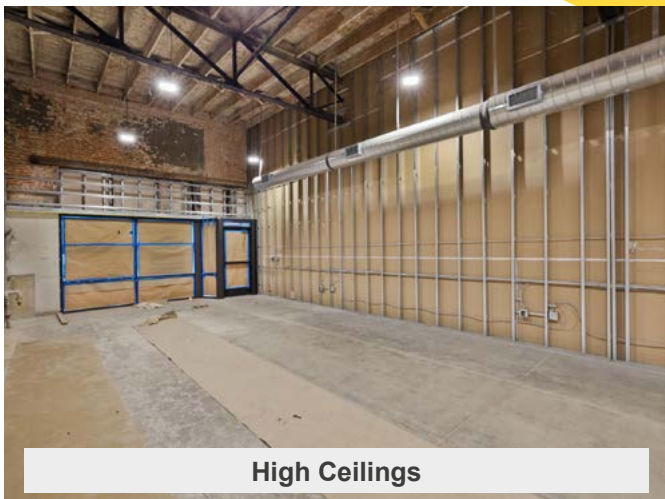


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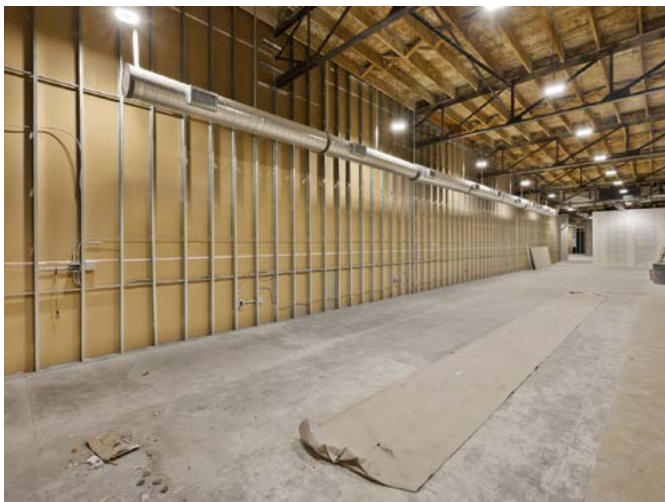
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High Ceilings



Two Loading Dock Doors



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