

Retail, Industrial & Residential For Sale

405 W Fillmore St & 418-512 Fillmore Pl, Colorado Springs, CO 80907

Substantial Price Reduction



Investment, Owner/User or Redevelopment Opportunity

PROPERTY DETAILS

Total Improvement:	+/- 16,969 SF
Combined Total Land:	+/- 2.76 Acres (120,225.6 SF)
Zoning:	M-1 & C-6 (Light Industrial & General Business)
Asking Price:	\$\$\$3,400,000 \$2,999,000

Seller Financing Available

PROPERTY FEATURES

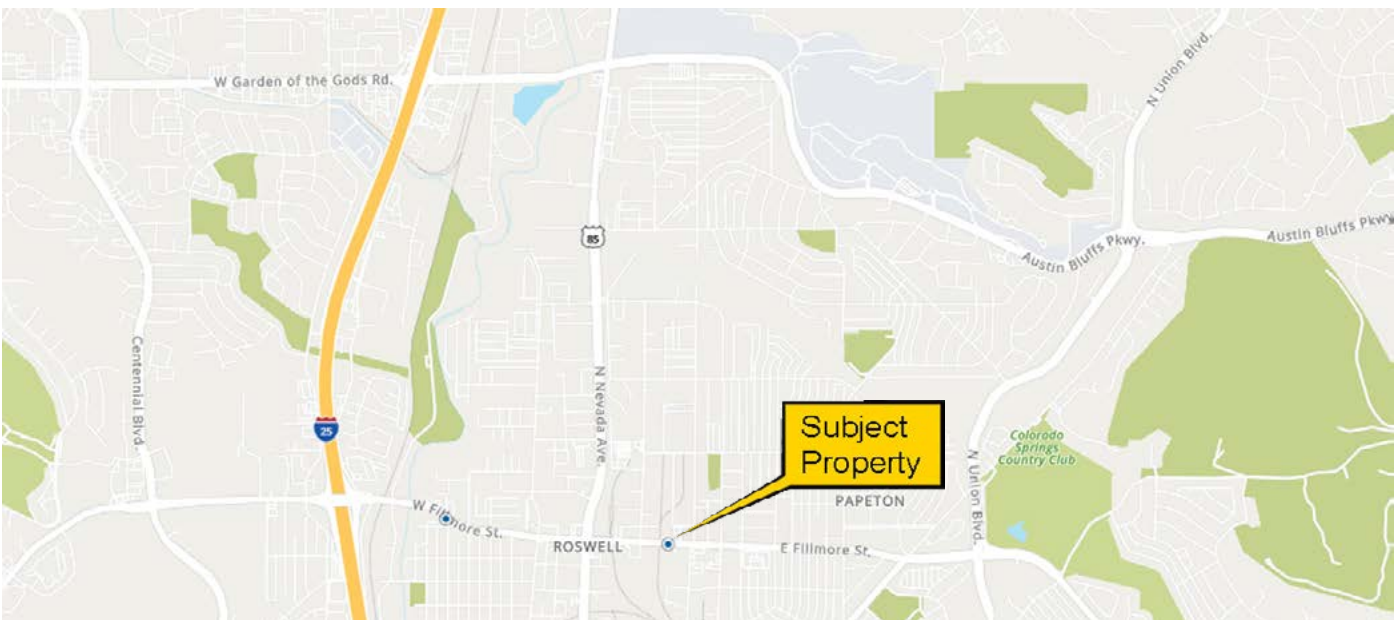
- First time offered in over 37 years
- Retail, Industrial & Residential (multiple parcels)
- Parcels can be sold separately
- Retail Building with excellent Fillmore Frontage
- Approx. 10,000 SF of warehouse
- Ample fenced outside storage & parking
- Tons of re-development potential
- Phenomenal location near I-25 & on the Fillmore corridor
- Unique mid-century exterior design



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Managing Broker
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Sale price options

Parcel #	Address	Type	Improvements	Land	Price
6331200076	504 & 510 Fillmore Pl	Industrial	2,760 & 2,700 SF	1.39 Acres	
6331200077	512 Fillmore Pl	Industrial	3,820 SF	0.37 Acres	
		Total:	9,280 SF	1.76 Acres	\$1,850,000
6331200053	418 Fillmore Pl	Residential	1,934 SF	0.34 Acres	\$325,000
6331200090	502 Fillmore Pl	Industrial	625 SF	0.26 Acres	
6331200040	405 W Fillmore St	Retail	5,130 SF	0.39 Acres	
		Total:	5,755 SF	.65 Acres	\$1,600,000
				Total:	\$3,775,000
Discounted Bulk Purchase Price of all Parcels			16,969 SF	2.76 Acres	\$2,999,000

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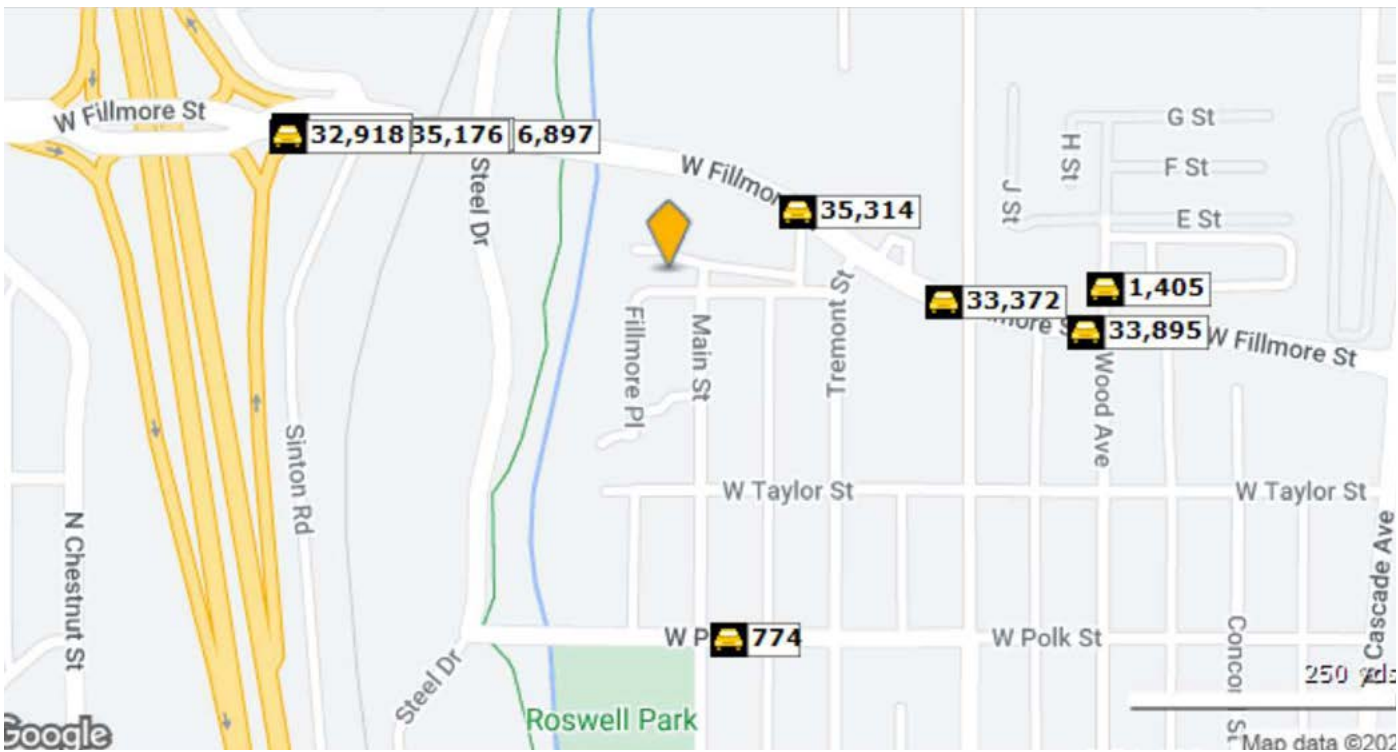
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TRAFFIC COUNTS / VEHICLES PER DAY



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Fillmore St	Fillmore Pl	0.04 SE	2022	35,314	MPSI	.08
2	FILLMORE ST	W Fillmore St	0.01 SE	2022	36,897	MPSI	.13
3	W Fillmore St	Beacon St	0.02 E	2022	33,372	MPSI	.15
4	W Fillmore St	Sinton Rd	0.01 W	2020	36,460	MPSI	.17
5	W Fillmore St	Sinton Rd	0.01 W	2022	35,176	MPSI	.17
6	W Polk St	Main St	0.01 W	2022	774	MPSI	.20
7	W Fillmore St	Sinton Rd	0.04 E	2020	36,636	MPSI	.22
8	W Fillmore St	Sinton Rd	0.04 E	2022	32,918	MPSI	.22
9	W Fillmore St	Wood Ave	0.01 E	2022	33,895	MPSI	.23
10	Wood Ave	W Fillmore St	0.03 S	2022	1,405	MPSI	.24

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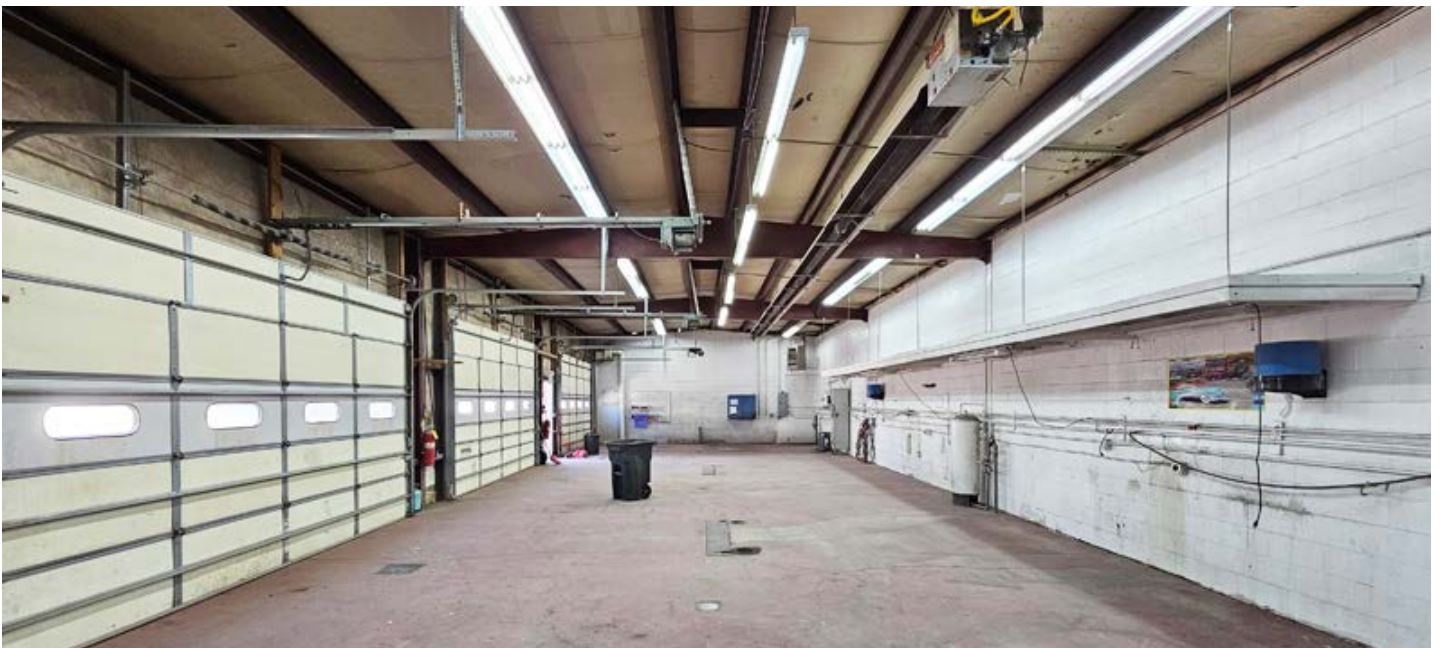


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