



Office/Retail for Sale or Lease

1923 W Colorado Ave, Colorado Springs, CO 80904

SALE PRICE	\$595,000
LEASE RATE	\$2,750/mo + utilities
BUILDING SIZE	1,511 SF



PROPERTY HIGHLIGHTS

- Completely remodeled interior & exterior
- Freestanding office/retail building
- High ceilings & skylights
- Fully networked
- Building signage available
- Traffic: 25,000 cars per day
- Brick Facade
- Private parking lot to the south of building
- Storage shed in parking lot
- **Location:** Fronting Colorado Ave & 20th St
- **Building Size:** 1,511 SF
- **Land:** 5,490 SF
- **Layout:** Large reception/waiting area, five offices & breakroom with a basement
- **Zoning:** C-5 (Intermediate Business)
- **Parking:** Private off-street parking & street parking
- **Asking Price** \$595,000
- **Lease Rate:** \$2,750/mo + utilities (Tenant is responsible for snow removal.)

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