







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

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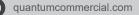
- Location: Fronting Colorado Ave & 20th St
- Building Size: 1,511 SF
- Land: 5,490 SF
- Layout: Large reception/waiting area, five offices & breakroom with a basement
- Zoning: C-5 (Intermediate Business)
- **Parking:** Private off-street parking & street parking
- Asking Price \$595,000
- Lease Rate: \$2,750/mo + utilities (Tenant is responsible for snow removal.)



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