



OVERVIEW

BUILD EQUITY - SAVE FOR RETIREMENT: 712 Clark Place is a newly constructed, 24,000 square feet, (10 condo units) concrete-block office/warehouse project located near Powers & Platte for sale. This is not a metal building. It's a legacy project built with the kids in mind. It's pride of ownership property.

There are ten 2,400 square feet (30' x 80') condo units which can be purchased separately or combined. Each unit has approximately 600 square feet of office and 1,800 square feet of high-cube warehouse; 3-phase, 200-amp power; 16' clear-ceiling heights; a 12' overhead door; a built-in kitchenette and ADA qualified bathrooms.

Financing is easy and can typically be completed within 30 - 45 days.

Conventional loans: 20% - 25% down, 20-year amortization at 5.25% interest with a 10-year rate adjustment. With 25% down, the monthly payment would be approximately \$1,820. Conventional loans can close within 30 days from the date of contract.

SBA (Small Business Administration) loans: 10% down and carry the same general terms as a conventional loan except, because the down payment is less, the monthly payment increases to approximately \$2,185 per month. SBA loans can close within 45 days from the date of contract.



Available SF:
(10 Units)
2,400 SF



Sale Price:
\$360,000/
Unit



Building Size:
24,000 SF



Price / SF:
\$150.00



Zoning:
PIP1

HIGHLIGHTS

- New Concrete Block Construction
- 3 phase, 200 amp per every 2,400 SF
- 12' Drive in Doors
- 600 SF of office space
- 1,800 SF of warehouse
- Each Condo Unit is 30' x 80'

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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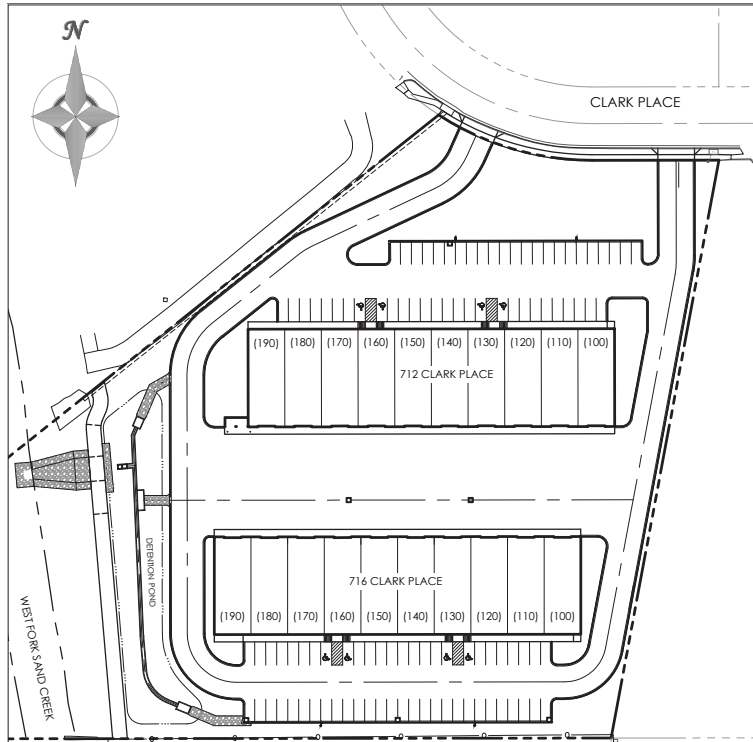
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INDUSTRIAL BUILDINGS FOR SALE

712 Clark Place, Colorado Springs, CO 80916



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