



OVERVIEW

FOR SALE: \$3,500,000 (\$127.27 psf)

422 East Vermijo is the 4-story, iconic Nicoll Storage Building nestled on the east edge of the downtown on 45,389 square feet of FBZ T1 CU land, smack in-the-middle of the pathway-of-growth. The building is approximately 27,500 square feet. There's 5,000 (fully-finished) square feet in the garden level and 4 upper floors; each floorplate being 5,000 square feet; plus, a newly-constructed 2,700 square foot addition to the 1st floor. There is a 4,000 square-foot roof-top garden/patio.

The building operates (mostly) mixed-use, where the majority of the building is an executive suite with many one-room-office tenants, while the ground floor and garden level is a branch-office for a multi-national corporation. Taxes: \$38,000. Insurance: \$8,700. Utilities: \$27,000. Maintenance & repairs: \$49,000.

For a private showing and all the confidential financial details, call Holly Trinidad (719-337-0999) or Tim Leigh (719-337-9551).



Sale Price:

\$3,500,000



Available SF:

27,500 SF



Zoning:

FBZ-T1-CU



Price / SF:

\$127.27

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.

Tim Leigh

O: 719.630.2277

C: 719.337.9551

tim@hoffleigh.com

Holly Trinidad

O: 719.630.2277

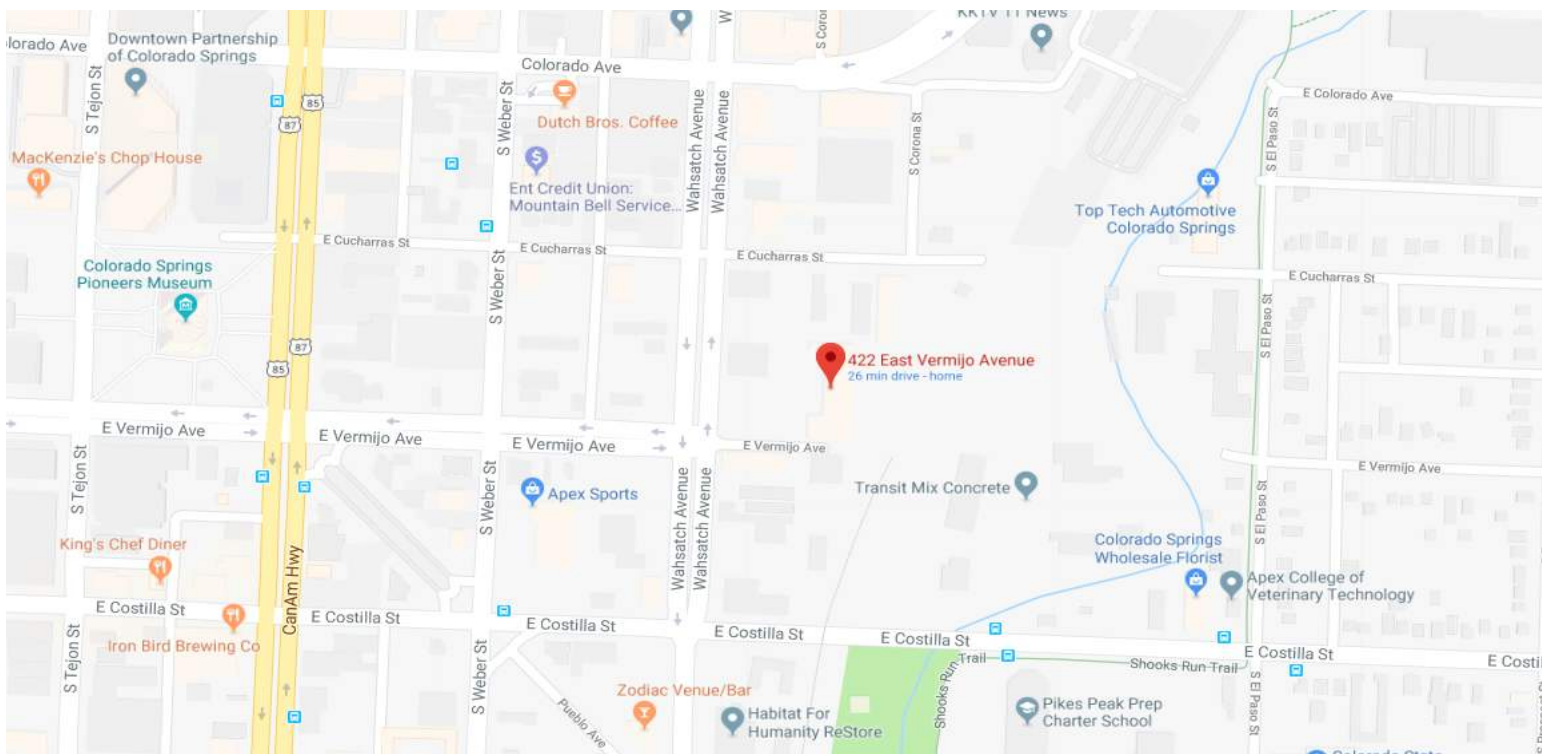
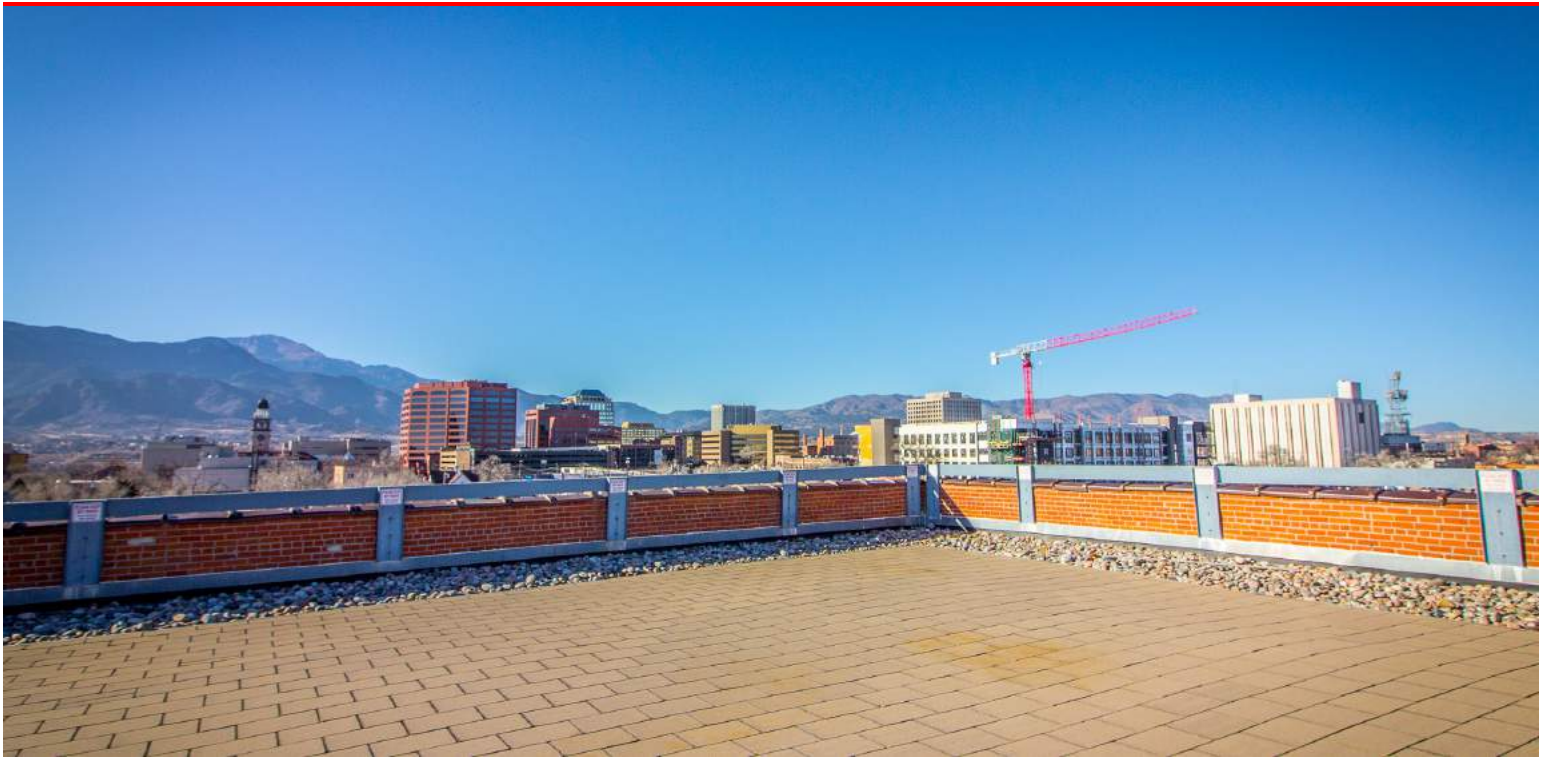
C: 719.337.0999

holly@hoffleigh.com



422 E VERMIJO AVE

Colorado Springs, CO 80903



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.

Tim Leigh

O: 719.630.2277

C: 719.337.9551

tim@hoffleigh.com

Holly Trinidad

O: 719.630.2277

C: 719.337.0999

holly@hoffleigh.com