



OVERVIEW

FOR SALE: 2010 East Bijou is a very nice 5,904 sf user-building on 1/2 acre (C6 zoned) lot for sale with soft Seller-carry-financing. The asking price is only \$499,000 (\$84.52 psf) which is substantially below replacement cost. And, with only (12%) down (\$60,000), the Seller may finance with a low rate (3.5%), long-term (16 years) loan. The monthly principal & interest payment would be \$2,989. Annual property taxes are \$7,310. The annual insurance is estimated at \$1,500. The building is in good physical condition. The parking lot is brand new.

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



Sale Price:

\$499,000



Available SF:

5,904 SF



Lot Size:

0.5 Acres



Zoning:

C6

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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Holly Trinidad

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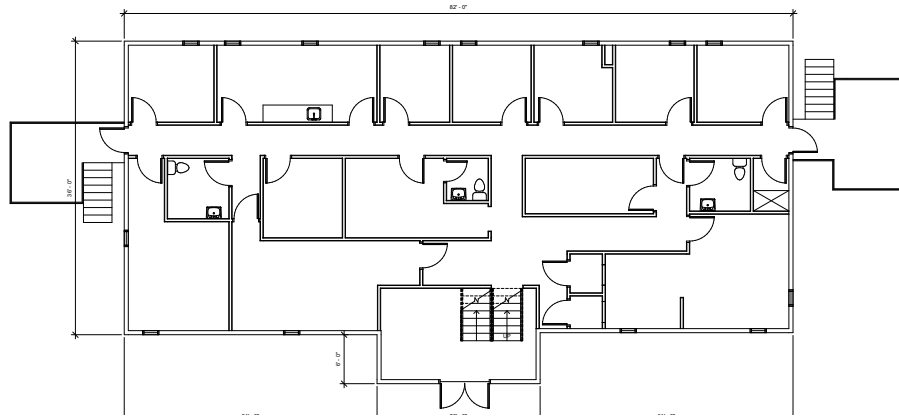
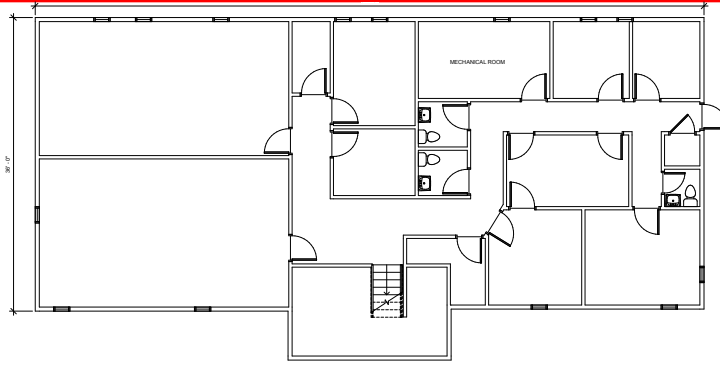
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2010 EAST BIJOU STREET

Colorado Springs, CO 80909



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