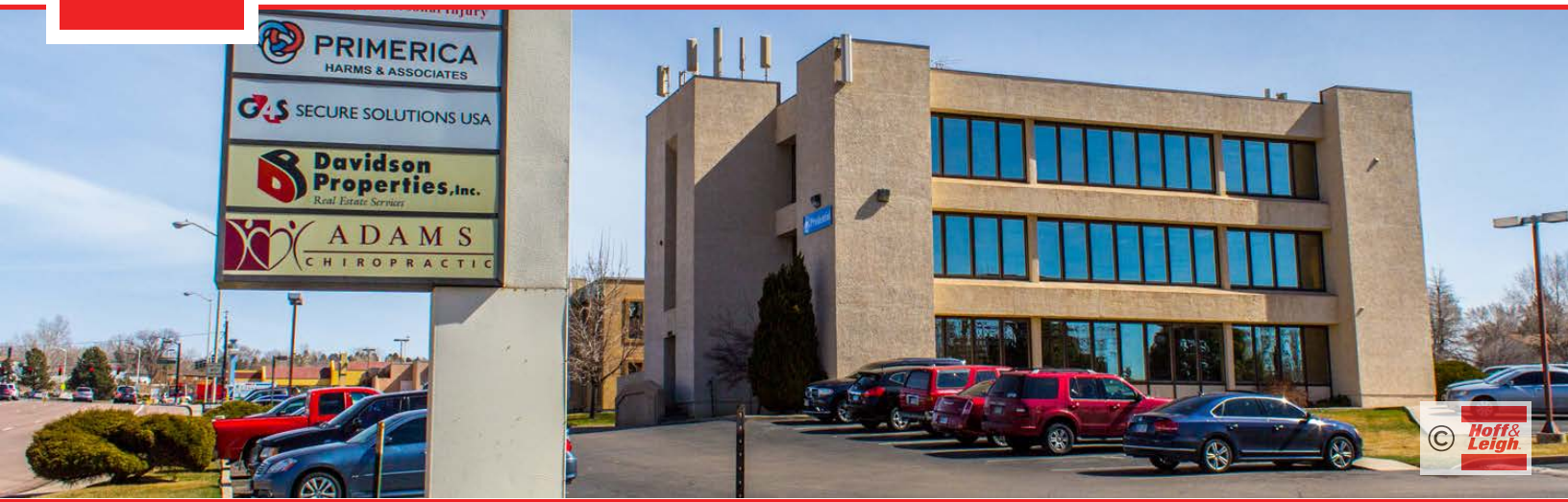


Investment / Office Building for Sale

4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918



Overview

4905 N Union Boulevard is a professional and highly visible, income-producing office building with a prime location in Colorado Springs. This three-story building was constructed in 1978 and has an elevator. It is 15,672 SF and priced at only \$111.66 PSF (\$1,750,000). The lot is 30,920 square feet and zoned PBC. Property taxes for 2021 due in 2022 are \$22,977.72.

This property features great visibility with updated monument signage. It is conveniently located one block south of Academy Boulevard near the Target shopping center, with easy access most destinations around town. Abundant on-site parking (47 spaces) facilitates large tenant parking needs.





The building can accommodate a wide range of tenants due to the variety of spaces and is currently 100% leased. The tenant mix includes attorneys, real estate investment and property management group, chiropractor, financial advisor, acupuncture, insurance, counselors and other small professional firms. Excellent owner/user potential.

For a private showing and all the confidential financial details, call Steve Leigh at (719) 338-4470.

Highlights

- Great Price
- Well Maintained and Updated
- Great Location
- Elevator
- Monument Signage
- Large On-Site Parking
- Owner/User Potential

Property Details

	Sales Price \$1,750,000		Building Size 15,672 SF
	Lot Size 0.71 Acres		Zoning PBC

Rev: July 24, 2023

Investment / Office Building for Sale

4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918



Rev: July 24, 2023

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.

Steve Leigh

C: 719.338.4470

O: 719.630.2277

Steve@HoffLeigh.com

Investment / Office Building for Sale

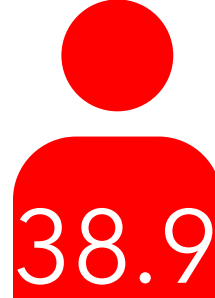
4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918

4905 N Union Blvd, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



112,021
Population



38.9
Median Age



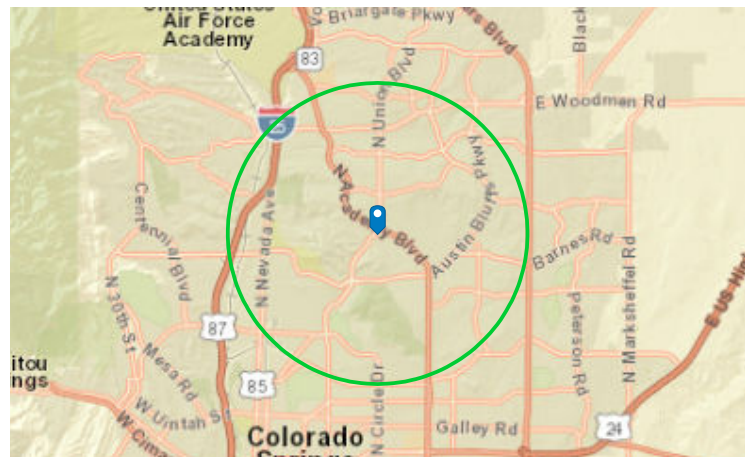
2.4
Average
Household Size



\$72,366
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ranch Dr	29,437	0.0
N Union Blvd	45,293	0.1
N Academy Blvd	32,419	0.1
Westwood Blvd	710	0.2
N Union Blvd	40,454	0.2

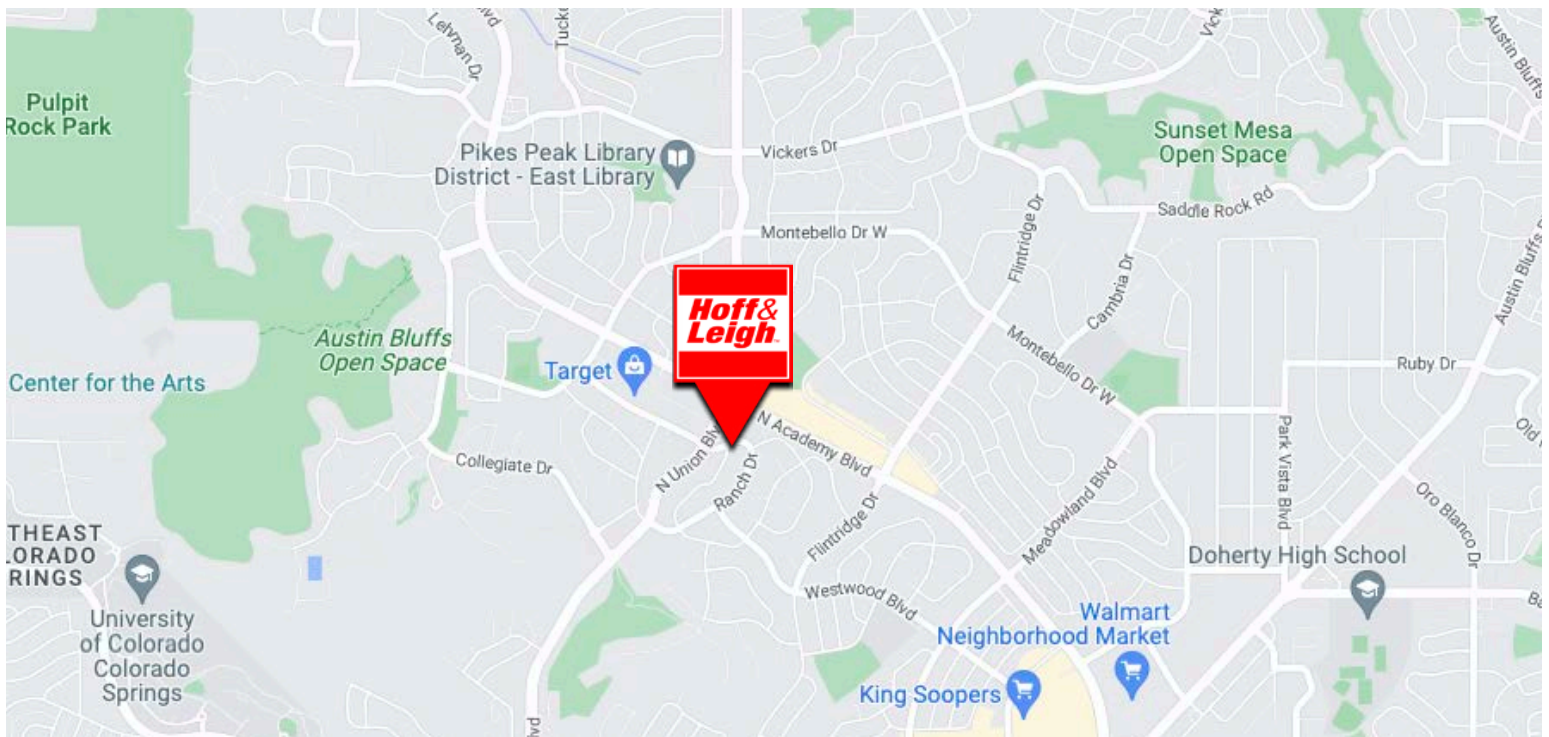


Rev: July 24, 2023



Investment / Office Building for Sale

4905 N UNION BOULEVARD, COLORADO SPRINGS, CO 80918



Rev: July 24, 2023



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.

Steve Leigh

C: 719.338.4470

O: 719.630.2277

Steve@HoffLeigh.com