

Executive Office Condo for Sale

5520 LIBRARY LANE, COLORADO SPRINGS, CO 80918

Explore Virtual Tour



Overview

Be part of an exclusive office condo property where there are only 5 total condos in the project. This is a 2 story office condo located at the corner of Montebello and Library Lane near the intersection of North Academy & North Union Boulevard.

The County Assessor says the property is 2,058 SF main floor. There is no credit given for the unfinished basement (approximately 1,000 SF. The condo was originally constructed in 2004 but is in new condition with a sun deck that has fantastic mountain views.

The annual property taxes are \$5,681.41. The monthly HOA fee is \$1,000 which covers building insurance and maintenance. The HOA is \$1,000 per month because the HOA is accruing extra cash in the reserve account for unforeseen capital improvements. When it achieves its accumulation goal, the HOA expects to drop the monthly dues substantially.

The asking price is only \$595,000.

For a private showing and all the confidential financial details,

Call Tim Leigh: 719-337-9551 or Call Holly: 719-337-0999.

Property Details



Sales Price
\$595,000



Space Available
2,058 SF
(+ 1,000 SF Basement)

Rev: June 22, 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.

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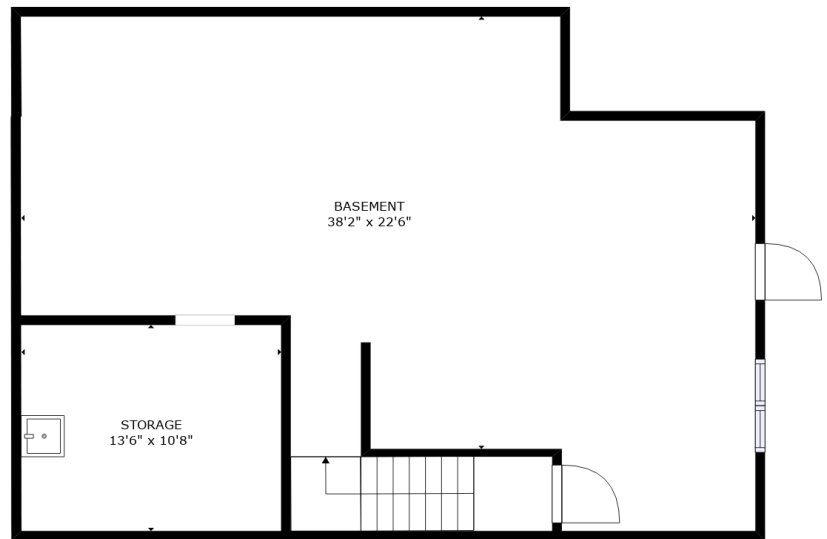
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MAIN FLOOR



BASEMENT

GROSS INTERNAL AREA
FLOOR 1: 966 sq. ft, FLOOR 2: 1872 sq. ft
TOTAL: 2838 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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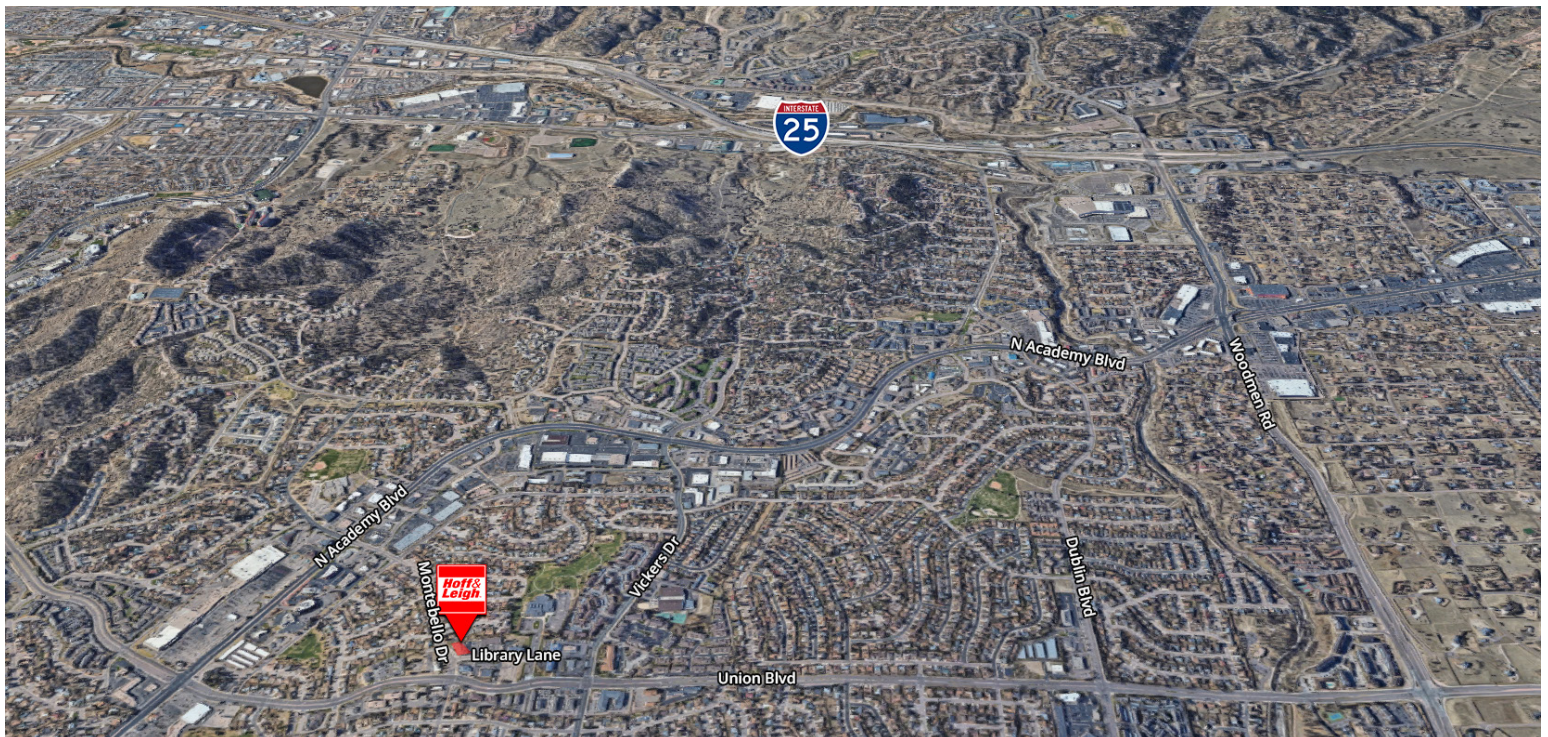
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