

Retail / Office Space for Sale or Lease

15 S WAHSATCH AVENUE, COLORADO SPRINGS, CO 80903



Overview

This is an attractive, 2,676 square feet retail/office building located in the heart of downtown surrounded by hundreds of new apartments. Because the building was originally approved with a drive-up window, and because of its superior location, the building is suited for a small food service (coffee shop, pizza shop, sandwich shop, taco shop, etc. or pub) but would require a kitchen build-out suitable for those purposes. If not food service, this is an ideal "destination retail" or office building. The asking lease rate is only \$30 per square foot NNN. Annual property taxes are: \$9,582.

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

Highlights

- Excellent Downtown Location With High Visibility and Foot Traffic
- Versatile Usage Potential for Food Service or Office/Retail Space
- Affordable Rental Rate for Prime Location
- Opportunity for Kitchen Build-out for Food Service Businesses

Property Details



Sales Price
\$1,150,000



Lease Rate
\$30.00 SF/YR
(NNN)



Building Size
2,676 SF



Space Available
2,676 SF

Rev: August 1, 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.

Tim Leigh

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Holly Trinidad

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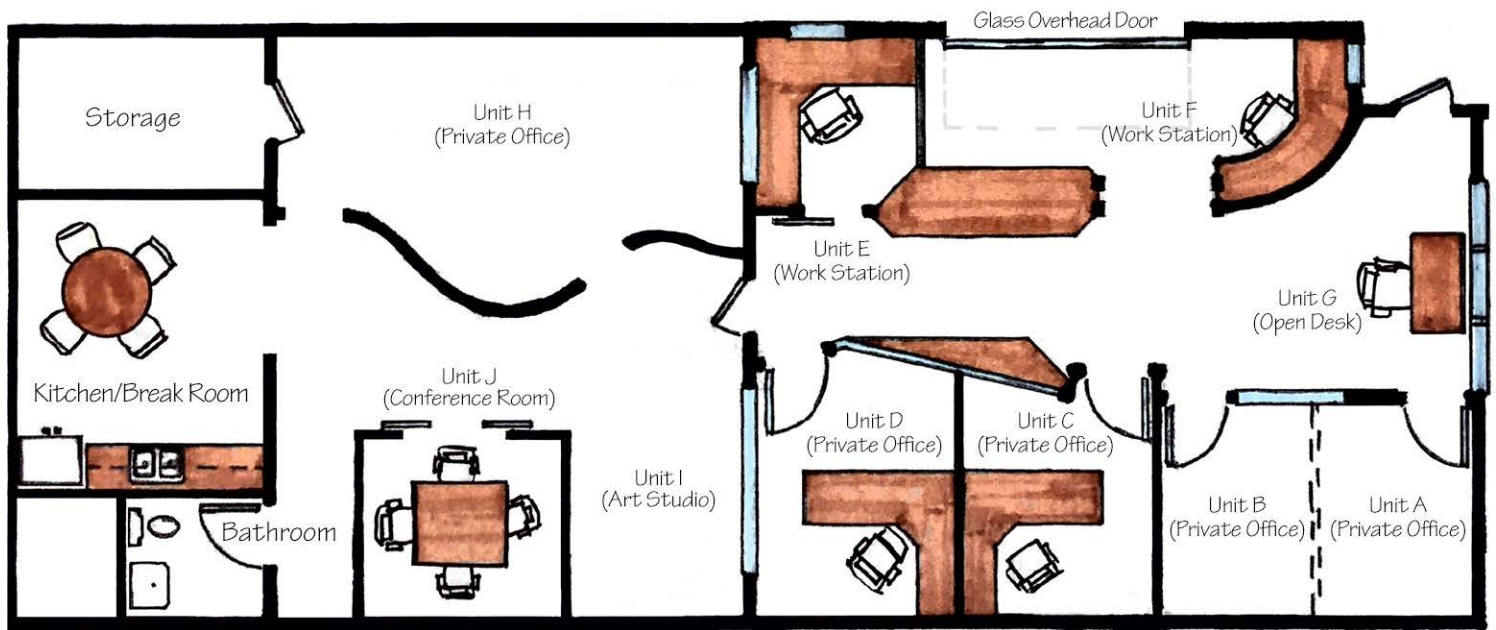
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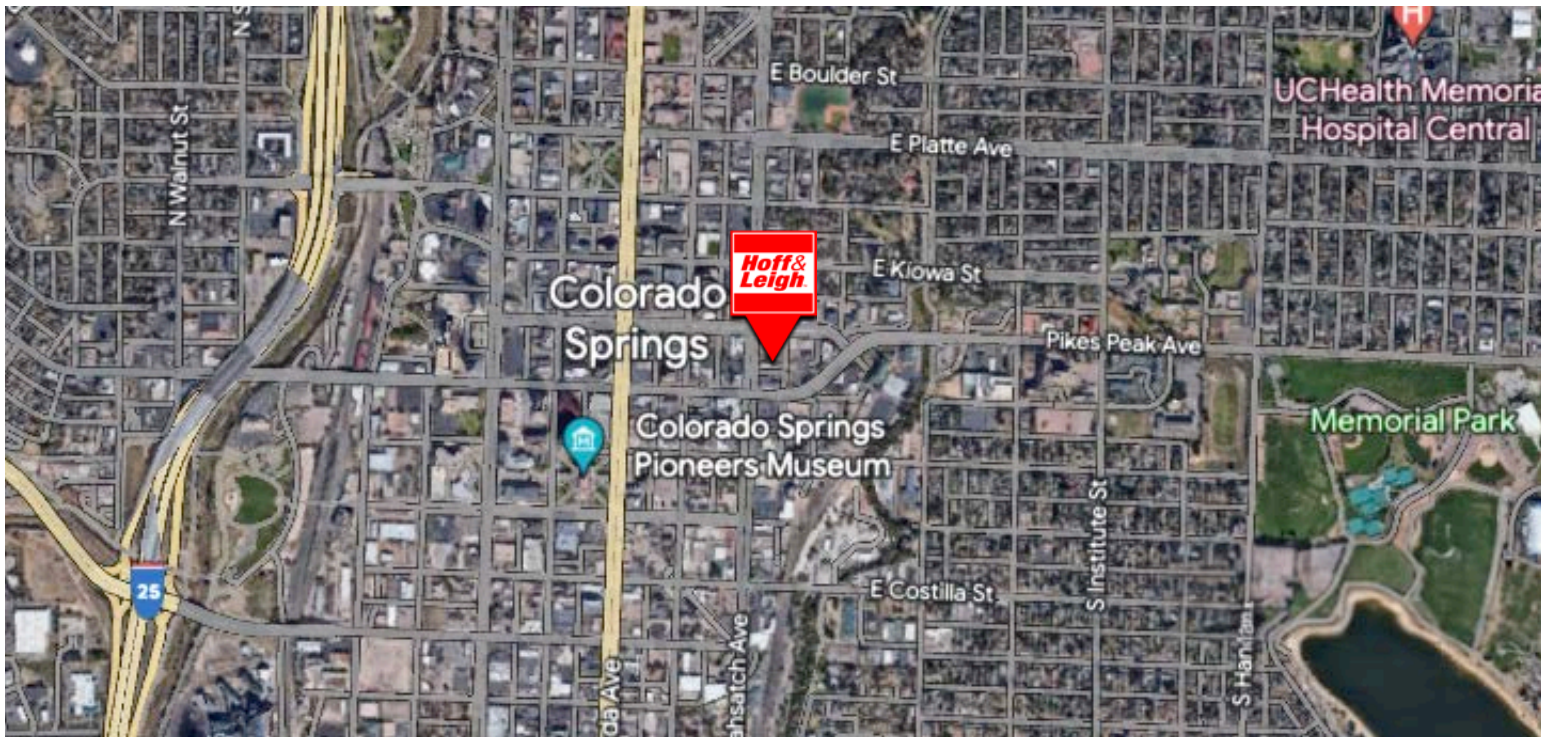
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