

Commercial Property For Sale

3970 N NEVADA AVENUE, COLORADO SPRINGS, CO 80907



Overview

This high-visibility commercial property is located on North Nevada just south of the University Village shopping center and UCCS college. The property is zoned "C-6" allowing for most uses from industrial to apartments. The property was originally built as a fast food restaurant back in the 60s and has been used for car sales. The property still has the original sign that has been grandfathered in due to its massive size. Please call for more information and to set up a private tour.

Highlights

- High Visibility
- Just South of The University Village Shopping Center
- Part of The N. Nevada Redevelopment
- 27,500 SF of Land
- Large Monument Sign

Property Details



Sales Price
\$765,000



Building Size
900 SF



Lot Size
0.63 Acres



Zoning
C-6

Rev: October 4, 2023



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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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3970 N Nevada Ave, Colorado Springs, Colorado, 80907

DEMOGRAPHICS



79,585
Population



40.5
Median Age



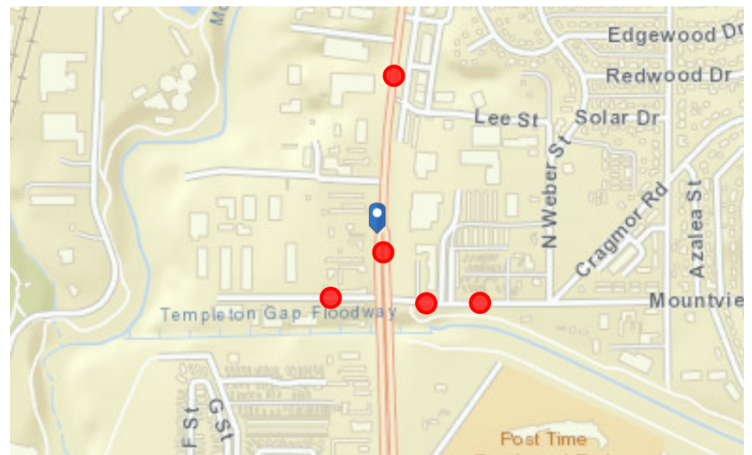
2.2
Average
Household Size



\$56,954
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Mount View Ln	31,037	0.0
N Nevada Ave	4,367	0.1
High Country Rd	7,612	0.1
High Country Rd	3,000	0.2
Nevada Mesa Vw	31,940	0.2



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