

# Retail Building for Sale or Lease

705 NORTH NEVADA AVENUE, COLORADO SPRINGS, CO 80903



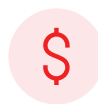





## Overview

Now for sale or lease! This property at 705 North Nevada Avenue, is a great opportunity for businesses looking for a prime location. It is conveniently located just north of downtown and within walking distance to shops, restaurants, and other local amenities. The building features ample parking and was previously utilized as a drive-thru QSR, a former video store, and a bank. Whether you are looking to purchase or find the perfect commercial lease location, this property is an excellent choice as a dynamic business location. For more information or to set up a private tour contact Jayme Wilson or Holly Trinidad today!

## Highlights

- Located Just North of Downtown Within Walking Distance
- Former QSF (Drive-Thru), Video Store and Bank
- Ample Parking
- Additional 800 SF of Basement Space

## Property Details

 <b>Sales Price</b> \$819,000	 <b>Lease Rate</b> \$3,000 / Month (NNN)
 <b>Space Available</b> 1,170 SF	 <b>Building Size</b> 1,170 SF
 <b>Lot Size</b> 0.23 Acres	 <b>Zoning</b> C5

Rev: May 17, 2024



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## 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.

## Jayne Wilson

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## Holly Trinidad

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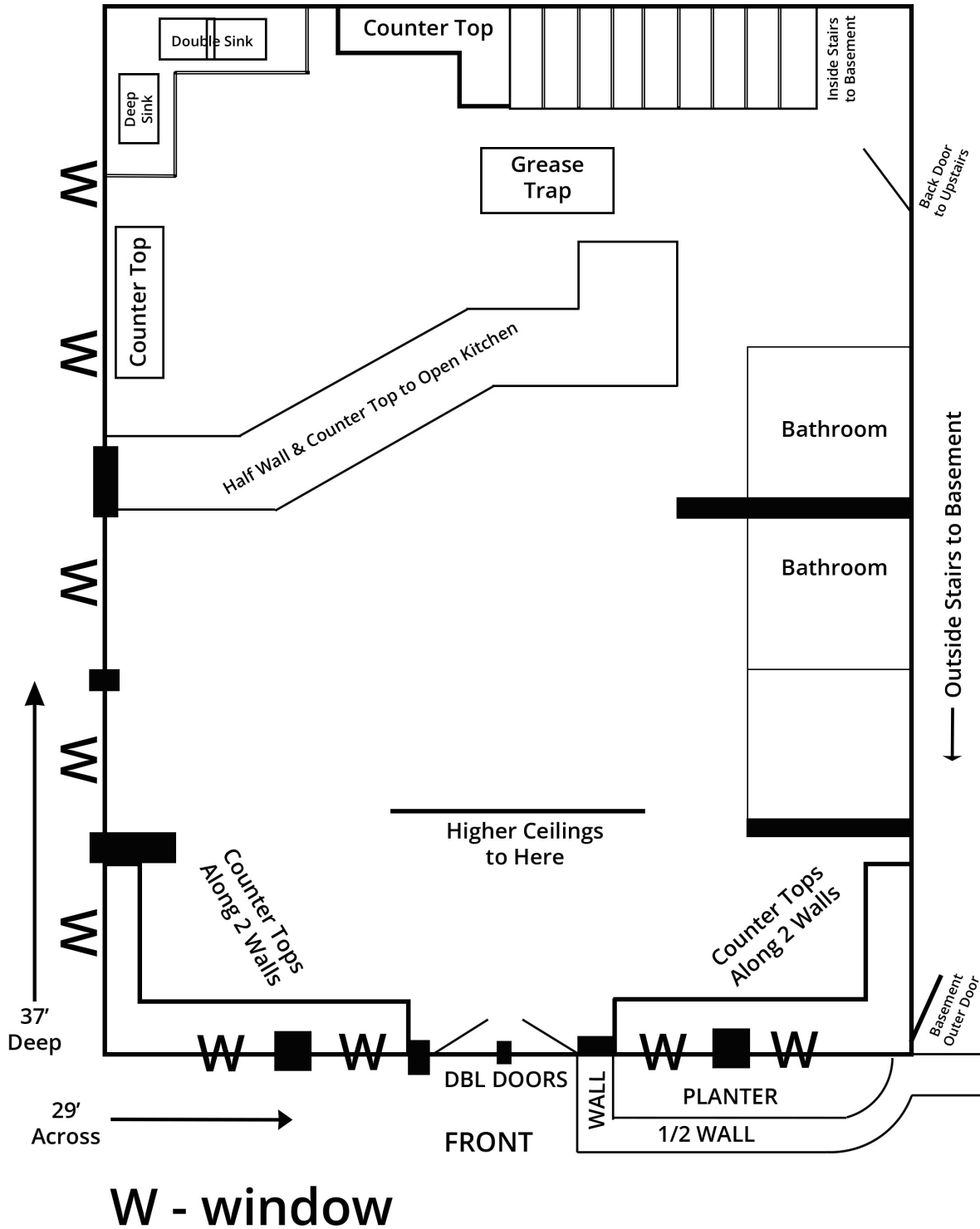
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705 N Nevada Ave, Colorado Springs, Colorado, 80903

## DEMOGRAPHICS



101,312  
Population



41.5  
Median Age



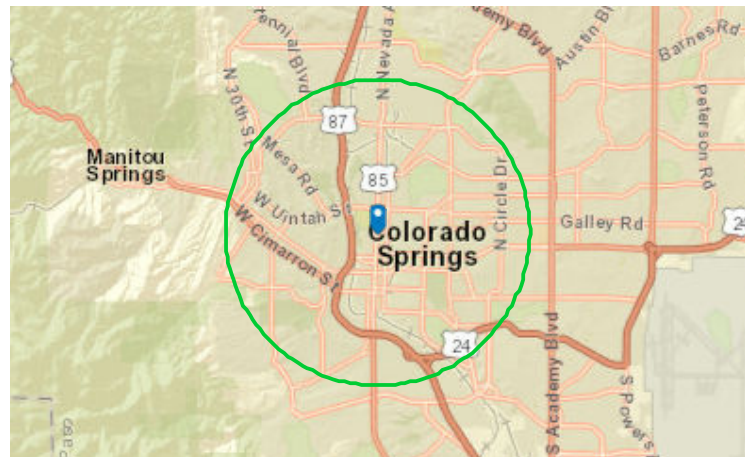
2.1  
Average Household Size



\$56,691  
Median Household Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Monument St	15,380	0.0
N Nevada Ave	18,000	0.1
E Dale St	4,044	0.1
E Willamette Ave	15,900	0.1
N Tejon St	5,100	0.1



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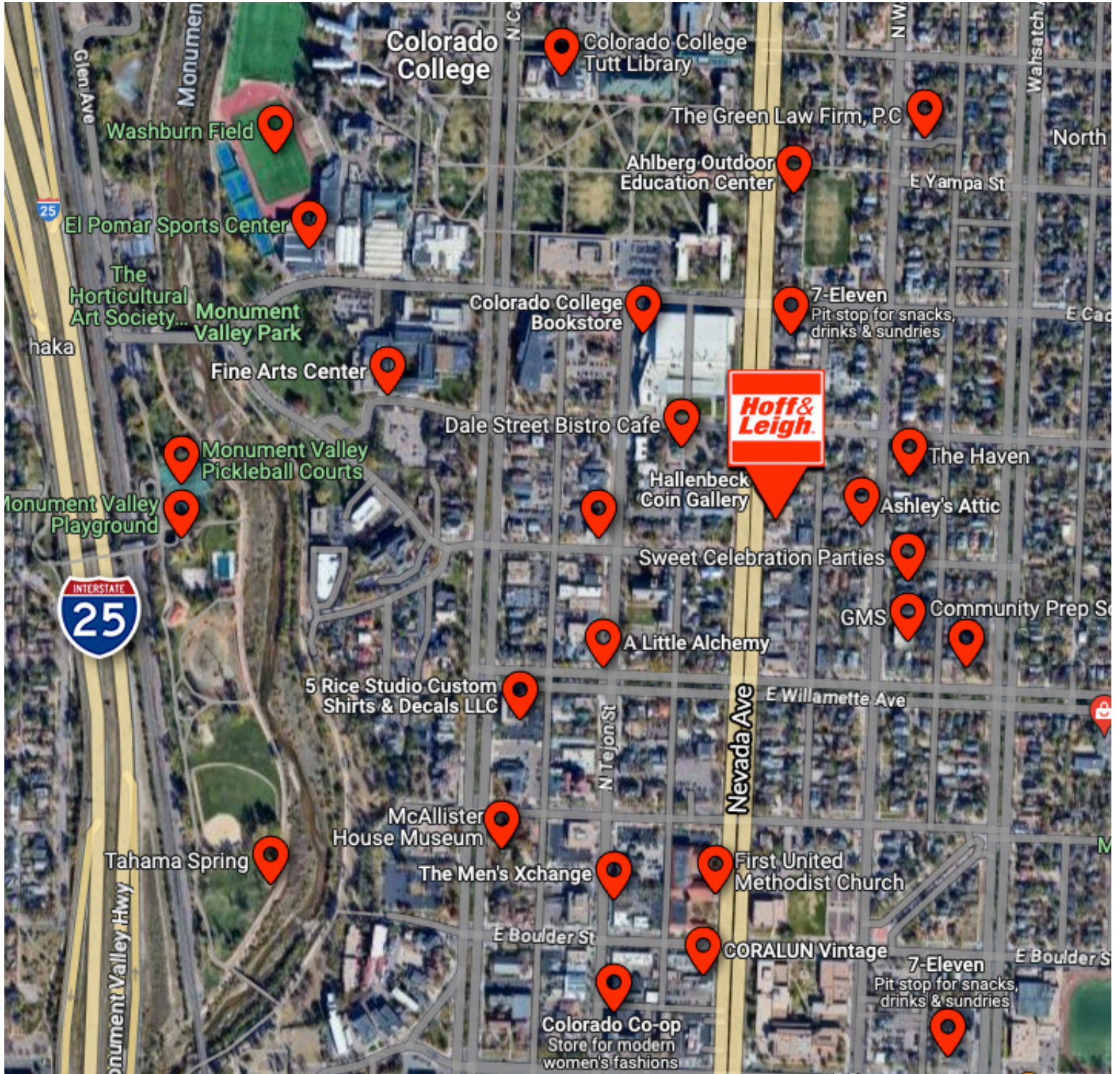
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