

The Crossing Church Business Center for Sale

2312 - 2332 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Overview

Now for sale: 2312 – 2332 East Platte Avenue including 2332 East Boulder Street (The Crossing Church business center).

The asking price is \$75 per square foot = \$3,175,000.

2312 – 2332 East Platte Avenue is a multi-purpose commercial building located on the north side of East Platte Avenue, mid-way between Union & Circle in the Knob Hill area of Colorado Springs.

The C6 zoned property is approximately 2.8 acres and fronts both Platte and Boulder Street. There is a city bus stop on the Boulder Street entry. Much of the lot is fenced with 6' tall chain link including the auto storage lot which is entirely fenced.

There are 2 buildings. 2322 East Platte Avenue and 2310 East Platte Avenue.

2322 East Platte Avenue (which is also addressed as 2323 East Boulder Street) is approximately 32,477 SF and 2310 East Platte is approximately 7,871 SF a total of 40,348 SF.

The Aaron & Wright Assessment from 2014 says the entire property is 42,310 SF.

The El Paso County Tax Assessor says the property is 42,145 SF and consist of 4 buildings. Building 1: 1,102 sf constructed in 1951. Building 2: 35,461 SF constructed in 1953. Building 3: 910 SF constructed in 1959. Building 4: 35,461 SF constructed in 1966.

The 2322 main building is the former Cisco Food distribution center and is now The Crossing Church and Family Dollar. It is approximately 35,461 SF.

This is an excellent value add investment play or a user opportunity. All tenants are either short term or month-to-month. The current gross annual income is \$211,200.

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

Property Details



Sales Price
\$3,175,000



Lot Size
2.8 Acres

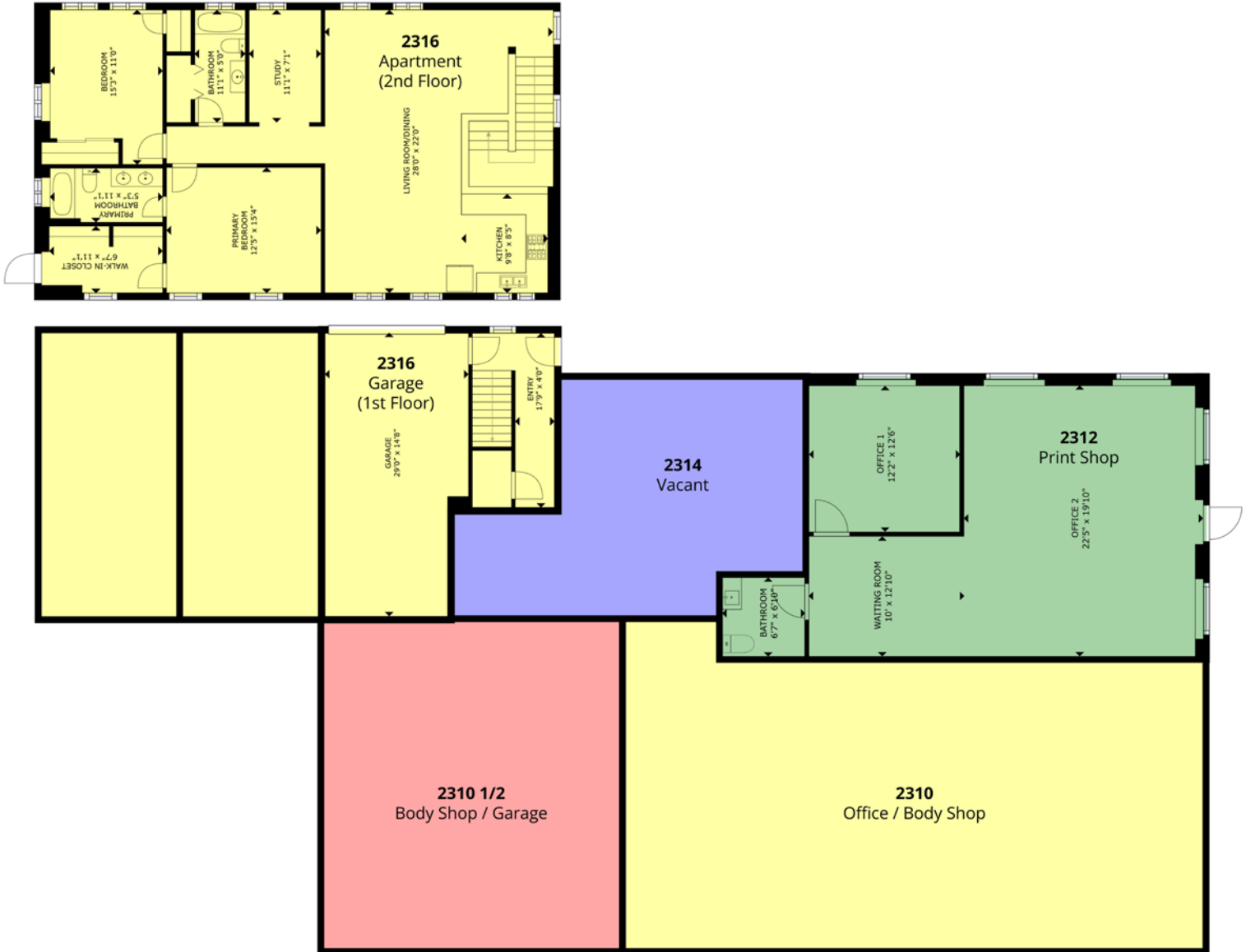


Zoning
C6

Rev: September 12, 2023

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Seller Provided Financial Institution

Address	Tenant	Square Feet	Rent	Rate PSF	Lease Expiration
2318 E Platte	Church Community Center	1,800	\$ -		month to month
2323 E Boulder	The Crossing Church Sanctuary	8,962	\$ 3,000.00	\$ 4.02	month to month
2325 E Boulder	Family Dollar	8,173	\$ 4,100.00	\$ 6.02	1/1/27
2327 E Boulder	Upholstery Shop	<u>1,400</u>	<u>\$ 600.00</u>	\$ 5.14	month to month
		20,335	\$ 7,700.00		
2322 East Platte	Coffee Grinder	850	\$ 900.00	\$ 12.71	month to month
2328 E Platte	Autism School	3,100	\$ 1,500.00	\$ 5.81	month to month
2330 E Platte	Beauty Salon/Barber Shop	1,200	\$ 1,200.00	\$ 12.00	month to month
2332 E Platte	VACANT	1,600	\$ -	\$ -	VACANT
2332 1/2 E Platte, Apartment A	shell condion in remodeling	2,070	\$ -	\$ -	VACANT
2332 1/2 E Platte, Apartment B	good condition	1,535	\$ 1,200.00	\$ 9.38	month to month
2332 1/2 E Platte, Apartment C	good condition	<u>1,787</u>	<u>\$ 1,200.00</u>	\$ 8.06	month to month
		12,142	\$ 6,000.00		
2310 E Platte	Office 1 - Body shop guy uses this	1,537	\$ 1,000.00	\$ 7.81	month to month
2310 1/2 E Platte	Garage behind bldg - Body shop guy	910	\$ 1,000.00	\$ 13.19	month to month
2312 E Platte	Office 2 - Uhaul guy	1,200	\$ 1,500.00	\$ 15.00	month to month
2314 E Platte	Office 3 - VACANT	1,102	\$ -		VACANT
2316 E Platte	Church warehouse storage 3 OVHD	1,561	\$ -		month to month
2316 1/2 E Platte, Apartment A	Apartment - good condition	<u>1,561</u>	<u>\$ -</u>		
		7,871	\$ 3,500.00		
2327 1/2 E Boulder	Car storage Lot	5,000	\$ 400.00	\$ 0.96	month to month
Total Square feet from owner		40,348			
Total Square feet from Aaron & Wright Assessment		<u>42,310</u>			
Missing Square feet		1,962			
Gross monthly rental income			\$ 17,600.00		
Lot Size	2.8 acres				
Zoning	C6				

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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.

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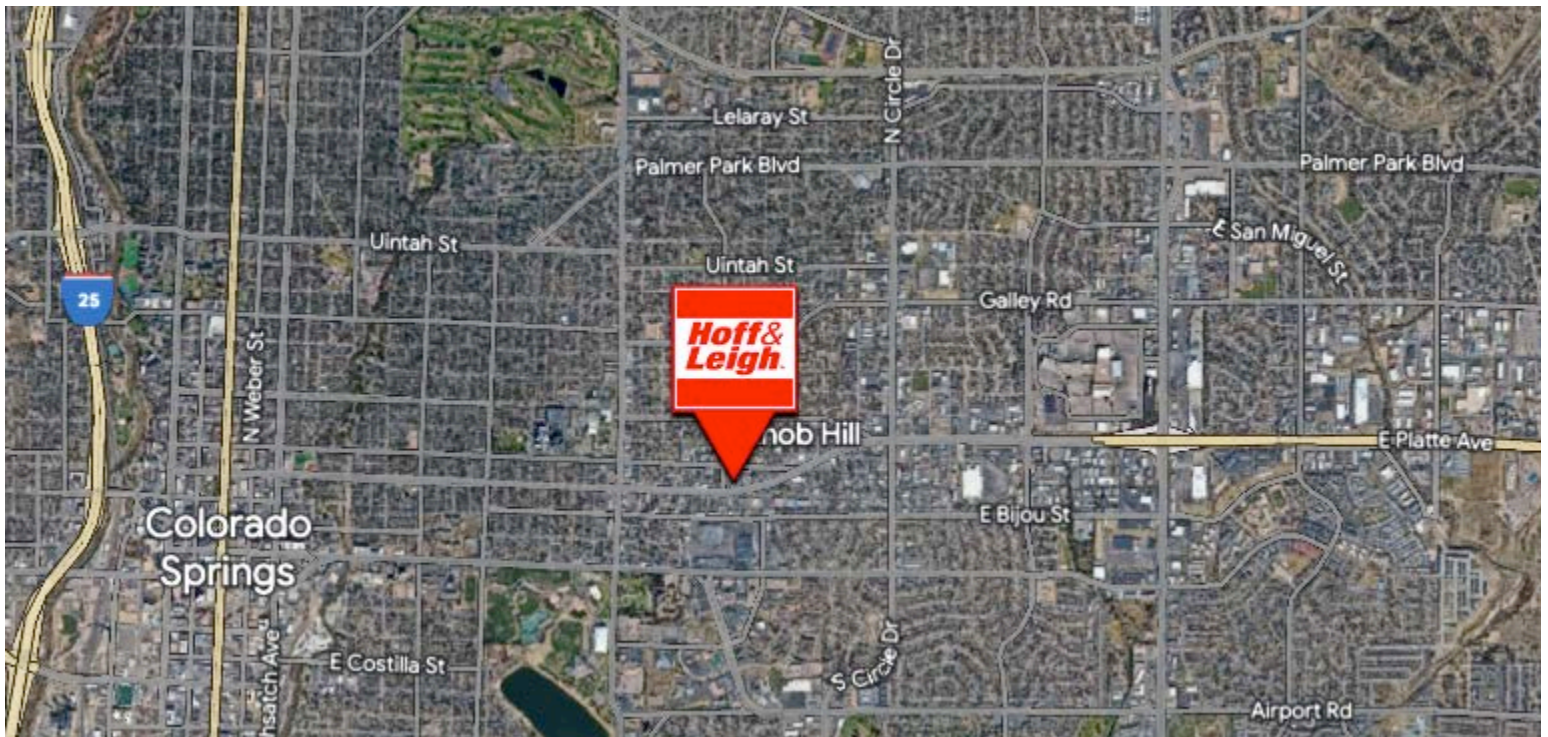
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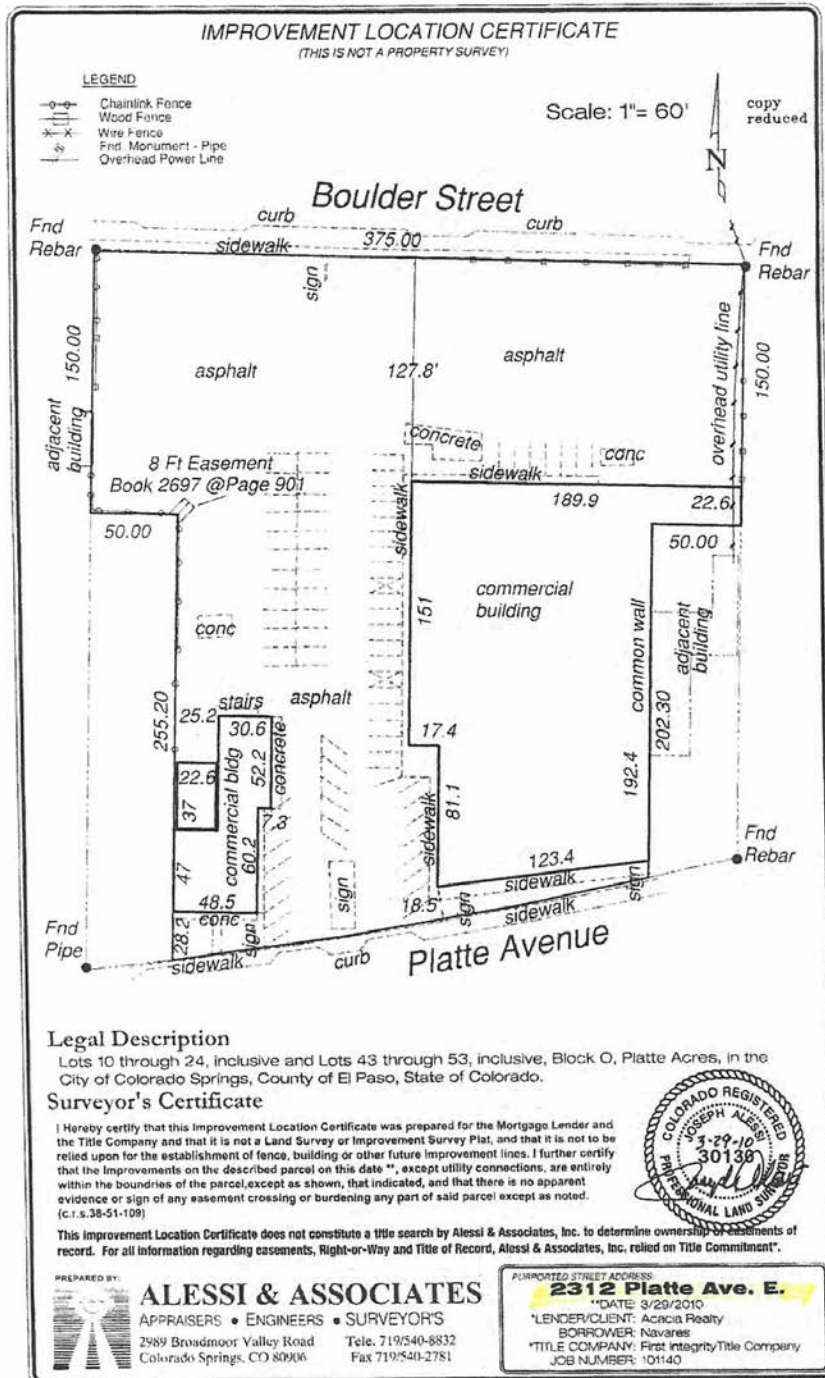
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*from
Chuck
Hopper*



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