

REDUCED PRICE!

5030 BOARDWALK DRIVE

FULLY LEASED OFFICE BUILDING INVESTMENT!

**Hoff &
Leigh**



5030 BOARDWALK DRIVE

COLORADO SPRINGS, CO 80907



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Sale Price:
\$1,395,000
\$1,080,000



Building Size:
6,400 RSF



NOI:
\$96,000



Cap Rate:
8.8%



Zoning:
PBC CU

(Approx. Based on 2025)

EXCLUSIVELY LISTED BY

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Leigh**

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OVERVIEW: PRIME INVESTMENT OPPORTUNITY!

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5030 Boardwalk: The Perfect Coupon Clipper!

5030 Boardwalk, a fully leased office building, generates an annual income of approximately \$96,000 (based on 2025 rental income). This meticulously maintained property boasts four well-appointed suites that have consistently remained leased, even during the challenges of the COVID era.

Exceptional Renovation & Care:

During 2017-2018, the building underwent a comprehensive renovation, resulting in a modern and functional interior layouts, perfectly suited for a diverse range of office users. The property remodel included a new roof, new HVAC, all new interior finishes, new landscaping, and new electrical. It's practically a new building!

Premier Location: Northwest Corridor:

Nestled in one of Colorado Springs' most coveted areas, the Northwest Corridor, this asset enjoys proximity to affluent neighborhoods and the scenic Garden of the Gods just a minute's drive away. Conveniently located with easy access to I-25, it presents an ideal location for businesses and tenants alike. The building is minutes from shops, restaurants, breweries and more!

Stable Tenant Mix & Lease Terms:

This property boasts a stable tenant mix, consisting of quiet and professional office users. With consistent rental income, this investment offers both security and potential for further growth.

HIGHLIGHTS:

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|----------------------|---|--------------------------|
| ✓ Price: \$1,080,000 | ✓ NOI: \$96,000 (approx. based on 2025) | ✓ Cap Rate: 8.8% |
| ✓ Zoning: PBC CU | ✓ Size: 6,400 RSF | ✓ Price Per SF: \$168.75 |

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





