



## 2530 W COLORADO AVENUE

A PREMIER WESTSIDE GEM FOR LIVE-WORK OR VRBO

**Hoff &  
Leigh**





# 2530 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904



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**Sale Price:**

\$1,375,000



**Building Size:**

4,755 RSF



**Year Built:**

1904



**Mixed Use:**

Retail / Residential



**Zoning:**

C6

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# OVERVIEW:

## 2350 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

### Welcome to 2350 West Colorado Avenue: A Premier Westside Gem for Live-Work or VRBO!

#### About 2350 West Colorado Avenue:

2350 West Colorado Avenue stands as the epitome of a sound investment property, ideal for both astute investors and owner-users seeking to harmoniously blend their work and living spaces. This property boasts two captivating retail units situated within the vibrant Old Colorado City Retail District. The expansive living quarters offer the luxury of a substantial garage spanning over 500 RSF. Moreover, it enjoys unparalleled vistas of the breathtaking Red Rock Open Space!

Thoughtfully Maintained: Having undergone a meticulous renovation in 2016, the current owner has spared no effort in ensuring the property's immaculate condition. The building now showcases all-new sinks, toilets, appliances, and a fresh coat of paint. Rest assured, the owner's unwavering commitment to maintenance has kept this property in pristine shape, with consistent updates enhancing its appeal.

#### Premier Location:

Positioned as the preeminent retail destination on the Westside of Colorado Springs, this property enjoys an unrivaled location. Nestled in the heart of historic Old Colorado City, bathed in the warm glow of sunlight, it's an ideal setting for any retail business.

Furthermore, it stands mere moments from a charming city park, surrounded by an array of delightful shops and enticing restaurants. Nature enthusiasts will relish its proximity to the majestic Red Rock Open Space and iconic Garden of the Gods. In addition, the property offers convenient access to Highway 24, aptly known as the Gateway to the Rocky Mountains, making it an enticing prospect for businesses and adventurers alike!

#### Stable Tenants:

Post-sale, one retail tenant will remain in possession, steadfastly paying market rates, ensuring consistent income for the fortunate new owner. As for the rest of the building, it presents a blank canvas, ready to be molded into a vision of your choosing.

#### HIGHLIGHTS:

- Price: \$1,375,000
- Zoning: C6 (Extremely Flexible Zoning)
- Mixed Use: 2 Retail Units on the Ground Level, Complemented by Spacious Living Quarters Above
- Size: 4,755 RSF / \$289 PSF
- Year Built: 1904 (Abundant Charm and Historic Appeal!)
- Location: Nestled in the Heart of Old Colorado City, Bathed in Sunshine!

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























