

Retail / Office Building for Sale

3770 E LA SALLE STREET, COLORADO SPRINGS, CO 80909









Overview

This retail/office building presents an exceptional opportunity for both investors and owner-users. 3770 East La Salle Street is a rare free-standing building, centrally positioned just off North Academy Boulevard. This versatile property encompasses 2,506 SF of prime commercial space, offering the ideal canvas for your business. With flexible PBC zoning in place, it's perfectly suited to accommodate a wide range of business opportunities. The convenience of ample on-site parking ensures easy access for your clients and customers. For more information and to schedule a private tour, please don't hesitate to call.

Highlights

- Centrally Located
- PBC Zoning
- Ample Parking
- Free Standing
- Great for Owner/Users

Property Details

	Sales Price \$495,000		Building Size 2,506 SF
	Price Per SF \$197 PSF		Lot Size 0.34 Acres
	Year Built 1966		Zoning PBC

Rev: December 4, 2023

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.

Chris Myers
C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com



Retail / Office Building for Sale

3770 E LA SALLE STREET, COLORADO SPRINGS, CO 80909



Rev: December 4, 2023



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.

Chris Myers
C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com

Retail / Office Building for Sale

3770 E LA SALLE STREET, COLORADO SPRINGS, CO 80909

3770 E La Salle St, Colorado Springs, Colorado, 80909

DEMOGRAPHICS



120,301
Population



37.2
Median Age



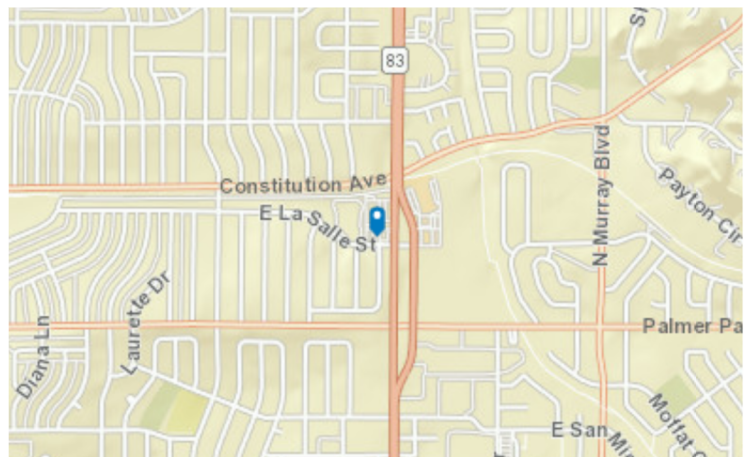
2.3
Average
Household Size



\$57,822
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Constitution Ave	45,281	0.1
la Salle St	42,731	0.1
Cadillac Ave	13,957	0.1
N Academy Blvd	13,819	0.1
Constitution Ave	46,369	0.2



Rev: December 4, 2023

Retail / Office Building for Sale

3770 E LA SALLE STREET, COLORADO SPRINGS, CO 80909



Rev: December 4, 2023

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.

Chris Myers
C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com