

# For Sale - Investment Property

3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904



## Overview

Investment property now for sale. This commercial property is located at 3044 West Colorado Avenue. Located in a prime location along the Highway 24 corridor, at the busy intersection of West Colorado Avenue and South 31st Street, it offers the ideal balance of accessibility and seclusion, with easy access to many of the area's amenities. This multi-use building consists of 714 SF, and offers potential for multiple uses. It is currently a dispensary with a long term lease in place. The exterior of the building is decorated with a beautiful mural. Only minutes away from Manitou Springs and Downtown, this property is the perfect fit for any commercial or retail business. Don't miss your chance to acquire this unique opportunity. For more information or to set up a private showing please contact Jayme Wilson or Tim Leigh today!

## Highlights

- Convenient Location
- Just West of Old Colorado City
- High Traffic Counts
- C5 Zoning
- Dispensary Tenant in Place

## Property Details



**Sales Price**  
\$360,000



**Building Size**  
714 SF



**Lot Size**  
0.11 Acres



**Zoning**  
C5

Rev: November 7, 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.

### Jayme Wilson

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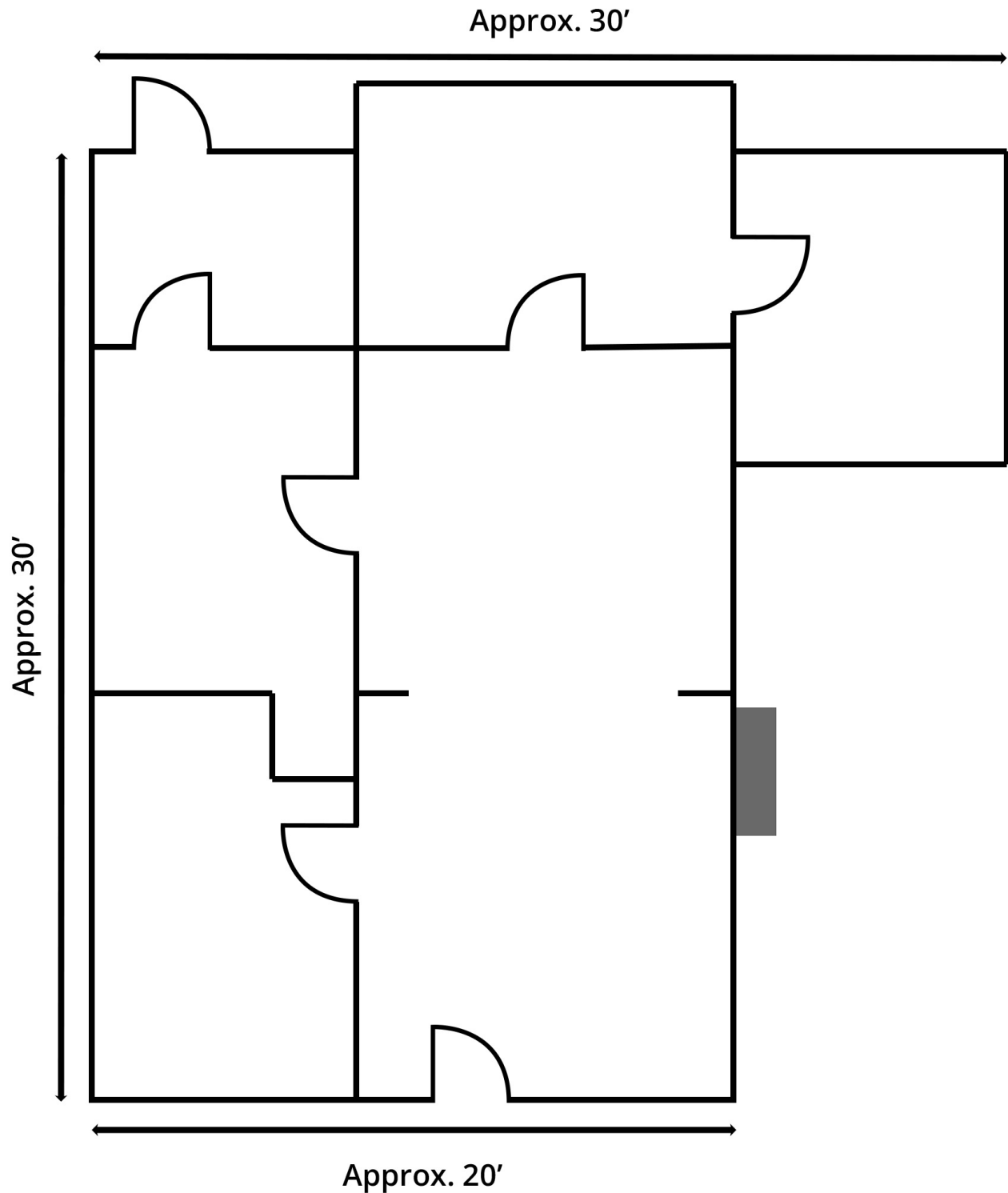
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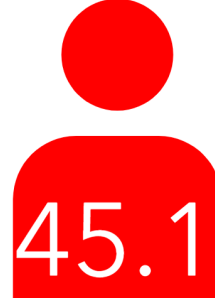
3044 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

3044 W Colorado Ave, Colorado Springs, Colorado, 80904

## DEMOGRAPHICS



50,628  
Population



45.1  
Median Age



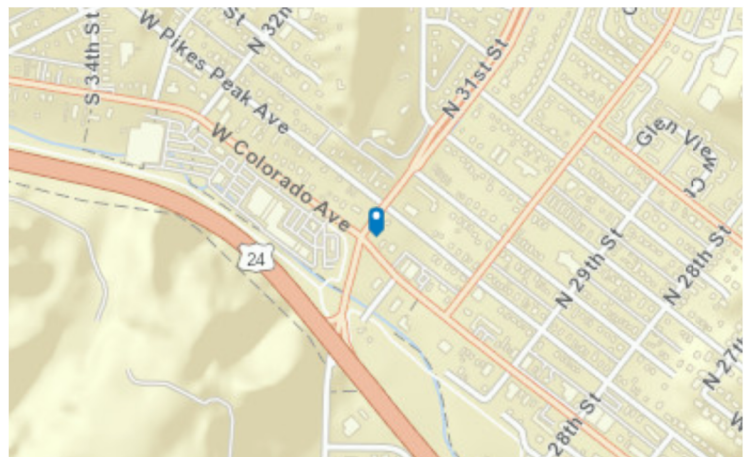
2.1  
Average  
Household Size



\$66,524  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Colorado Ave	16,180	0.0
Pike Dr	18,737	0.0
N 31st St	759	0.0
Golden LnRd	21,114	0.1
W Colorado Ave	19,000	0.1



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3044 E Colorado Avenue APOD

**2023**      **3044 W Colorado Avenue**

Suite	Tenant Business Name	Appx. SQ FT	Current Monthly Rent	Rate Per Square Ft	Percentage Share	Lease Expiration Date	Suite Security Deposit
Retail Unit	Confidential Cannabis Dispensary	714	\$ 2,537.50	\$ 42.65	100.0%		\$ 2,500.00
		714	\$ 2,537.50		100%		\$ 2,500.00

			<u>PSF</u>
Annual Base Rent	\$	30,450.00	\$ 42.65

#### Annual Expenses

Real Property Taxes (Actual)	\$	2,891.99	\$ 4.05
Property Insurance	\$	1,680.01	\$ 2.35
Maintenance	\$	1,200.00	\$ 1.68
Utilities - Gas - Electric - Gas - Janitorial	\$	-	\$ -
Snow / Landscaping	\$	-	\$ -
Annual Gross Expenses	\$	5,772.00	\$ 8.08

NOI	\$	24,678.00
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#### Building Notes

Lot Size SF	4,800
Building Size SF - Assessor	714
Year of Construction	1909
Zoning	C5
Swamp Cooler/Condition	
Roof Inspection/Condition	
Structural Inspection	
Environmental Inspection	
Number of parking spaces	

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