

# Professional Office Building for Sale

6645 DELMONICO DRIVE, COLORADO SPRINGS, CO 80919

**OWNER FINANCING AVAILABLE!**



## Overview

6645 Delmonico Drive is a professional “multi-tenant” and highly visible, income-producing building with a prime location in Colorado Springs. **This two story 5,232 SF building was built on a 14,986 SF lot in 1999 and only priced at \$ 989,900.00. (\$189.20 PSF). The property taxes for 2024 and due in 2025 are \$14,022.13.** The building has multiple income sources and currently lays out with a variety of (5) five office suites. The tenant mix consist of small professional firms. Excellent owner/user potential.





This property features great visibility with updated monument signage. It is conveniently located at the intersection of Delmonico Drive and Rockrimmon Boulevard. Abundant parking (20 spaces) facilitates tenant parking needs.

For a private showing and all the confidential financial details, call Steve Leigh at (719) 338-4470.

## Highlights

- Owner Financing Available
- Well Maintained and Updated
- Great Location
- Multiple Income Sources
- Monument Signage for Maximum Exposure
- On-Site Parking
- Owner/User Potential

## Property Details

	<b>Sales Price</b> \$989,900		<b>Building Size</b> 5,232 SF
	<b>Lot Size</b> 0.34 Acres		<b>Zoning</b> OR UV HS

Rev: July 29, 2025

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## DEMOGRAPHICS



59,607  
Population



Median Age



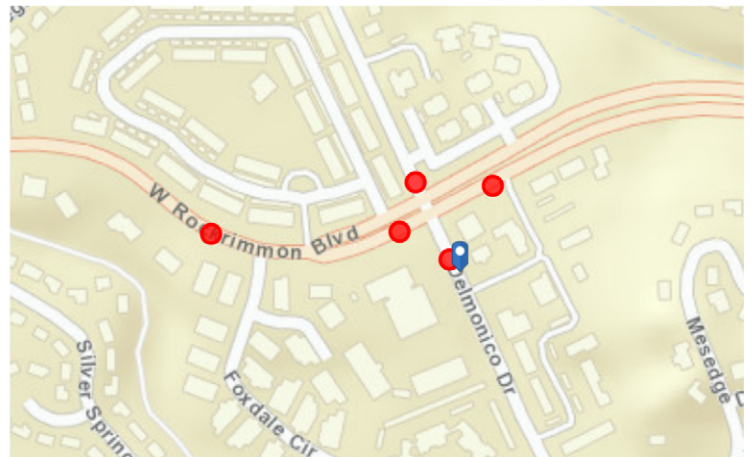
Average  
Household Size



\$75,753  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Rockrimmon Blvd	7,597	0.0
Foxdale Cir	18,500	0.0
Delmonico Dr	20,500	0.1
E Rockrimmon Blvd	5,351	0.1
Foxdale Cir	23,513	0.2

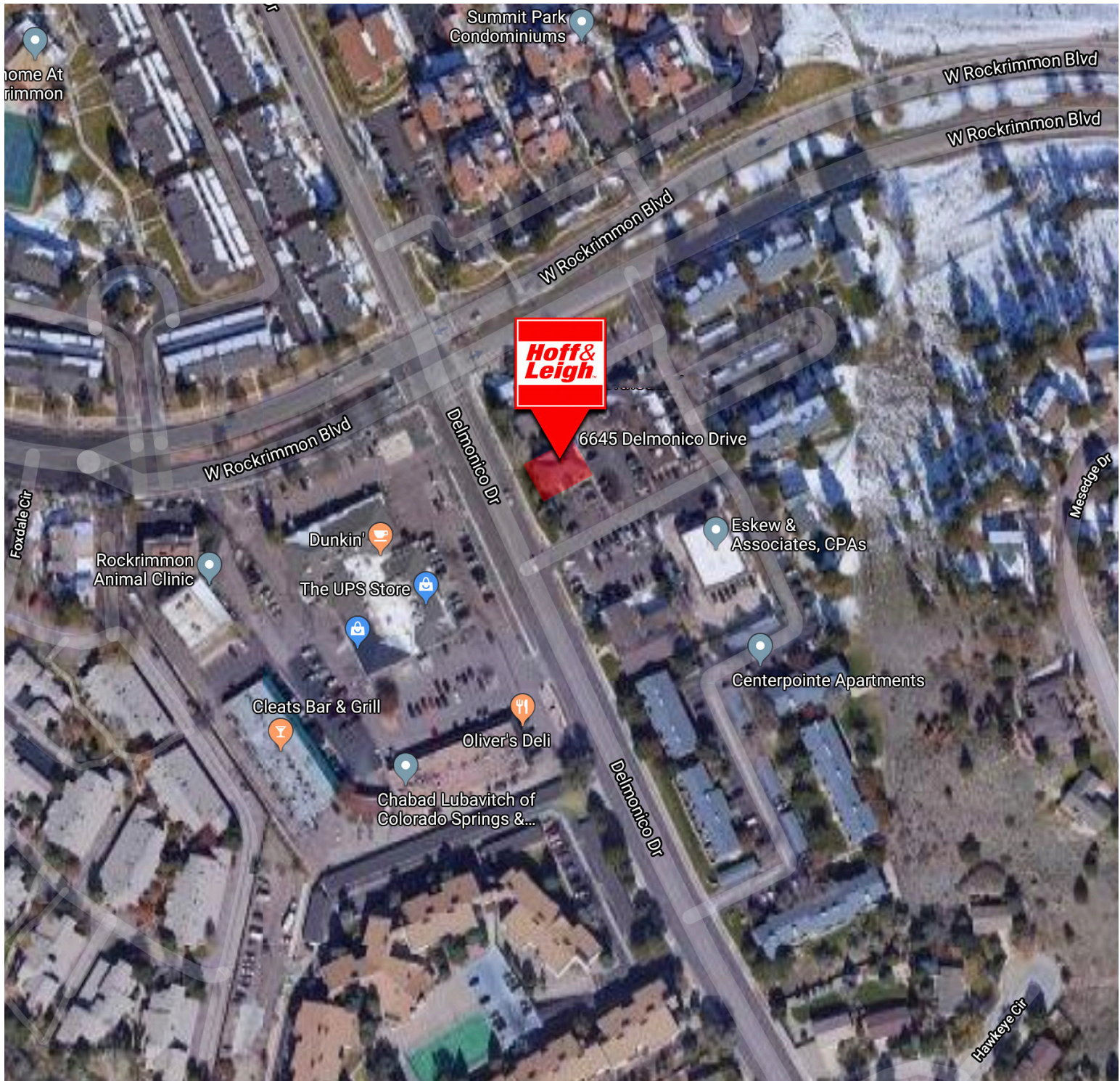


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## Our Network Is Your Edge

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.

**Steve Leigh**

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