

# Office Condo for Sale

3612 GALLEY RD UNIT B, COLORADO SPRINGS, CO 80909



## Overview

3612 Galley Rd, Unit B—a comfortable and functional office condo perfect for a variety of professional services. Located in a convenient, easily accessible area of Colorado Springs, this newly updated and well-maintained space offers everything you need to get straight to work.

**Welcoming Waiting Room:** A bright, professional area to greet clients and guests.

**Reception/Front Desk:** Ideal for managing daily operations with ease.

**Four Private Offices:** Flexible rooms that can be used for individual offices, meeting spaces, or specialized workstations.

**Storage Room:** Extra space for files, supplies, and equipment.

**Restroom:** A convenient, on-site amenity for staff and visitors

Whether you're looking to expand your current practice or launch a new business, this office condo provides a ready-to-go setup with plenty of room for growth. Don't miss out on this excellent investment opportunity— Call Guy Cox or Chris Myers to schedule your tour today!

## Highlights

- Centrally Located
- Across the Street from The Citadel Mall
- Inviting Reception Area
- 4 Private Offices

## Property Details



**Sales Price**  
\$220,000



**Space Available**  
986 SF



**Building Size**  
986 SF



**Lot Size**  
0.13 Acres



**Zoning**  
OR/CR

Rev: February 26, 2025

### 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.



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## Chris Myers

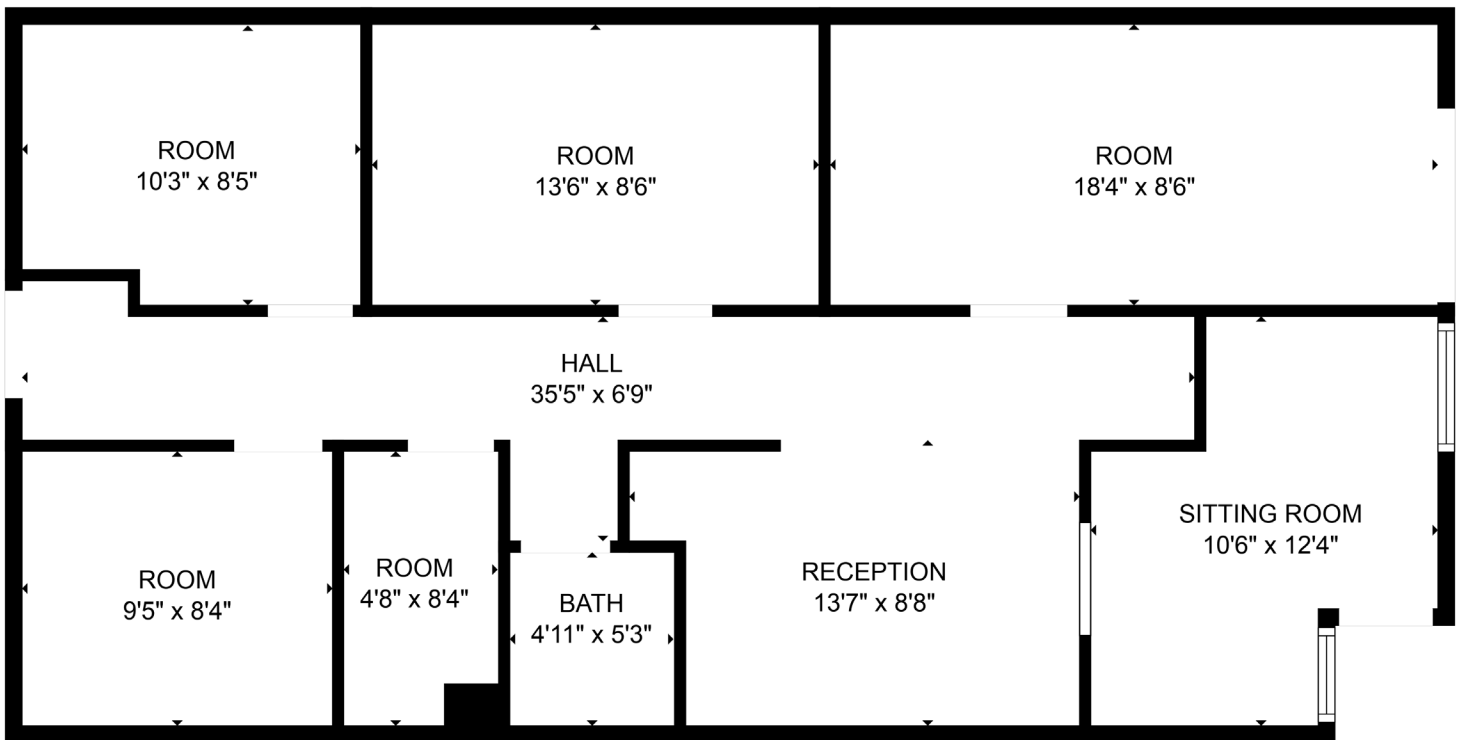
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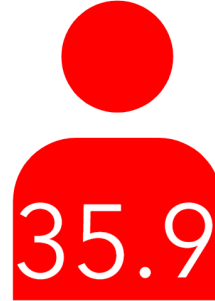
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## DEMOGRAPHICS



118,572  
Population



35.9  
Median Age



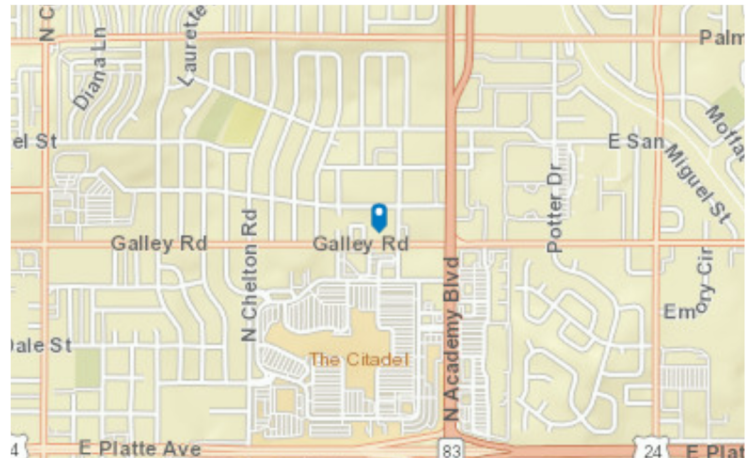
2.3  
Average  
Household Size



\$61,378  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Renhardt Dr	17,000	0.1
N Academy Blvd	18,820	0.1
E Uintah St	44,363	0.2
Portal Dr E	42,641	0.2
Galley Rd	43,181	0.2



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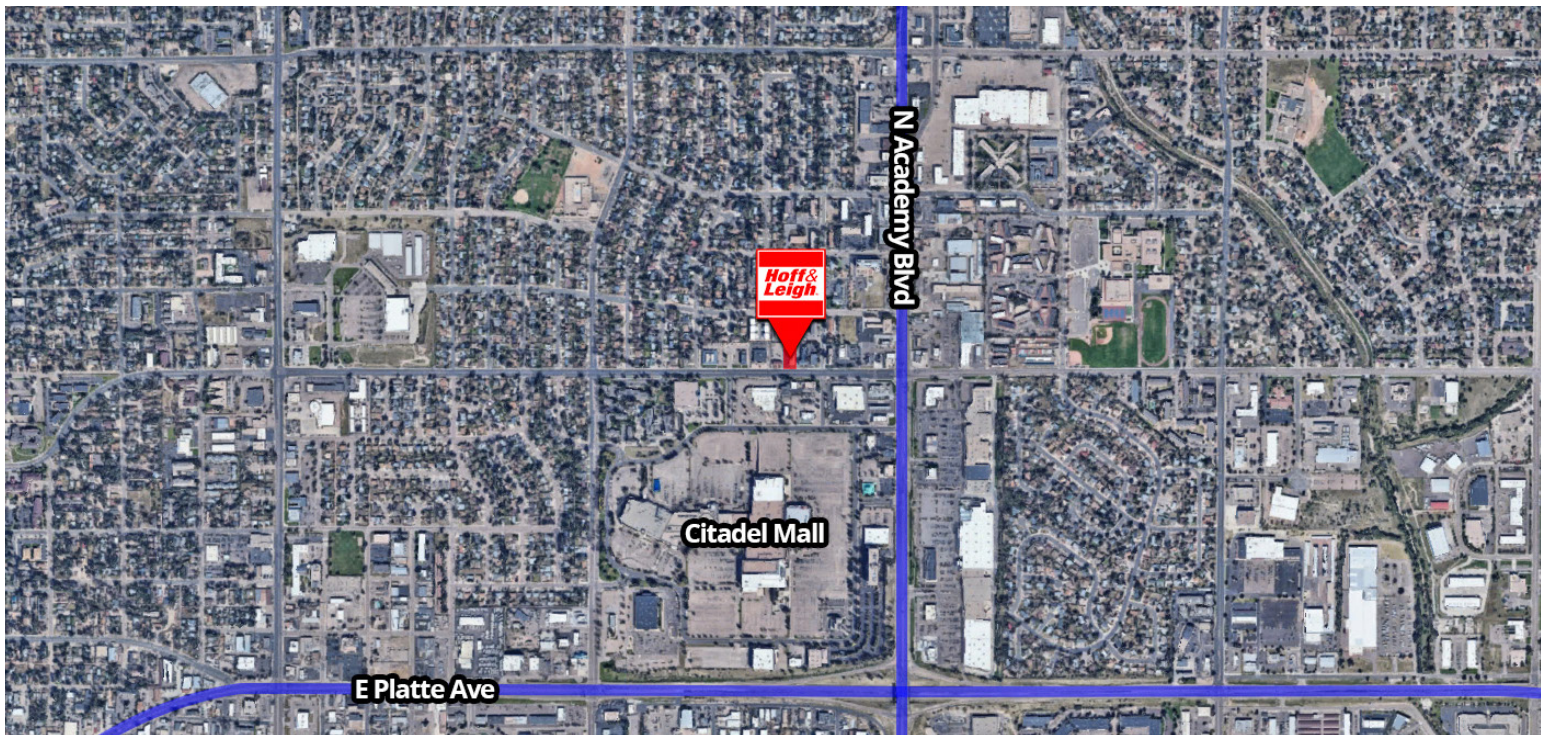






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