

Medical Building for Sale

2210 LELARAY STREET, COLORADO SPRINGS, CO 80909



Overview

Versatile Commercial Property with Flexible Floor Plan

Looking for the perfect space for your business? 2210 Lelaray Street offers 2,804 SF of well-maintained commercial space, ideally suited for pediatric care, therapy services, wellness practices, or other professional uses. Previously a specialized pediatric clinic, this property is thoughtfully designed to create a welcoming and comfortable environment for clients and staff alike.

Property Highlights:

- New Roof (2022) & Furnace (2022) – Recent upgrades mean fewer maintenance worries.
- Saltwater Therapy Pool – Professionally maintained with a brand-new boiler, ready for use.
- Flexible Floor Plan – Easily adaptable to suit a variety of businesses.
- Prime Location – Situated near Union Blvd & Constitution Ave, providing excellent visibility and easy access for clients.
- Close to Schools & Residential Areas – Perfect for family-oriented services.

Whether you're looking to expand an existing practice or establish a new venture in a space tailored for pediatric and family-focused services, this property delivers functionality and charm. Don't miss the chance to own a facility equipped to make a meaningful impact in the community.

For pricing details and a private tour, contact: Guy Cox (719-357-7494) or Chris Myers (719-650-4627).

Highlights

- Indoor Pool
- Ample Parking
- Flexible Layout
- Pediatric Therapy Business

Property Details



Sales Price
\$650,000



Building Size
2,804 SF



Lot Size
0.56 Acres



Zoning
OR

Rev: March 19, 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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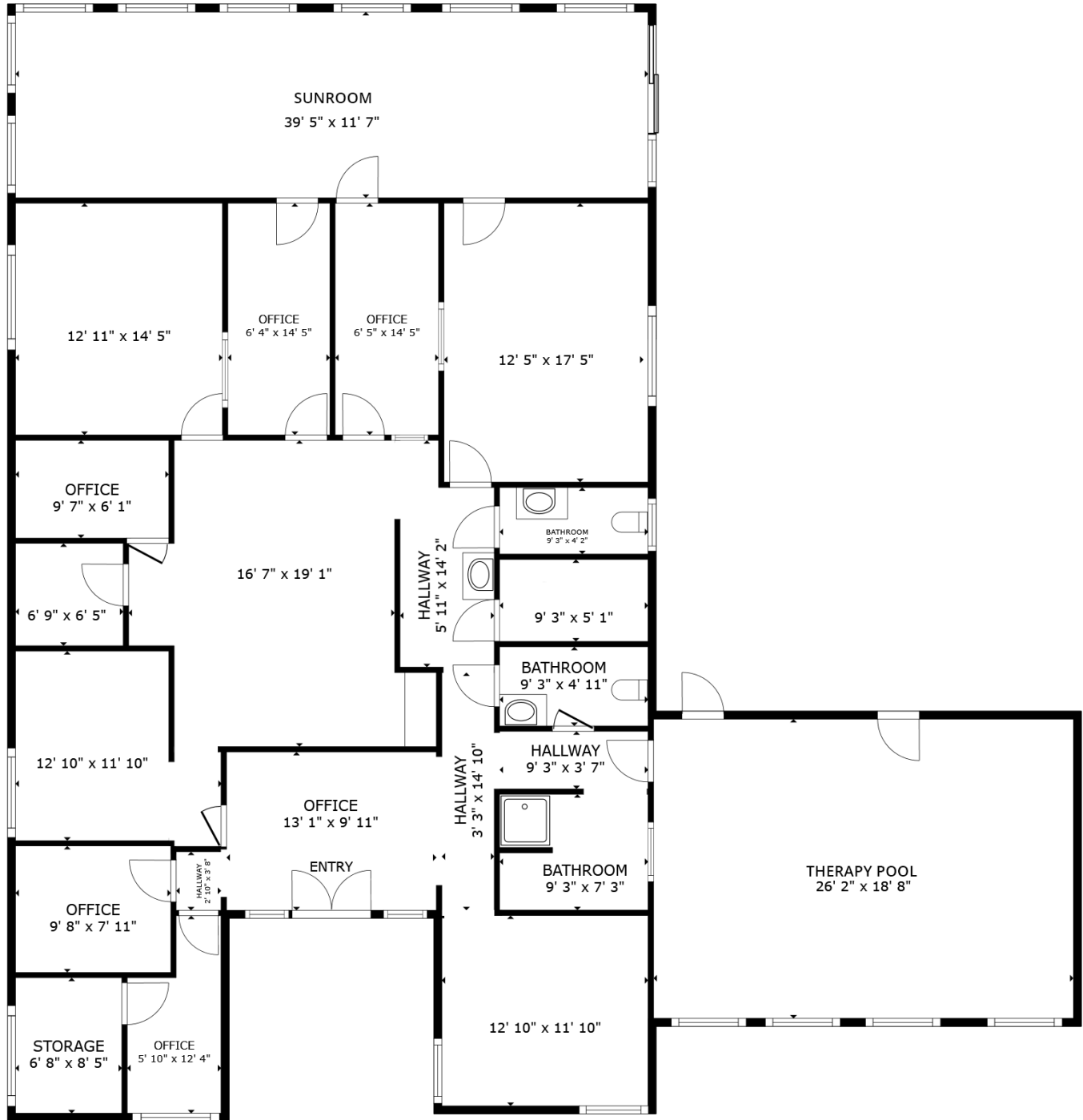
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FLOOR PLAN

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2210 Lelaray St, Colorado Springs, Colorado, 80909

DEMOGRAPHICS



112,831
Population



37.5
Median Age



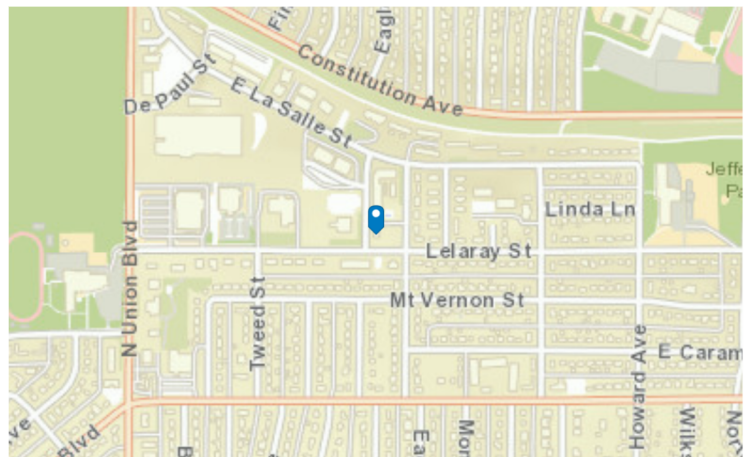
2.2
Average
Household Size



\$60,829
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Eagle View Dr	2,371	0.0
Lelaray St	604	0.0
Monteagle St	1,333	0.1
Mount Vernon St	839	0.1
Palmer PkBlvd	210	0.2



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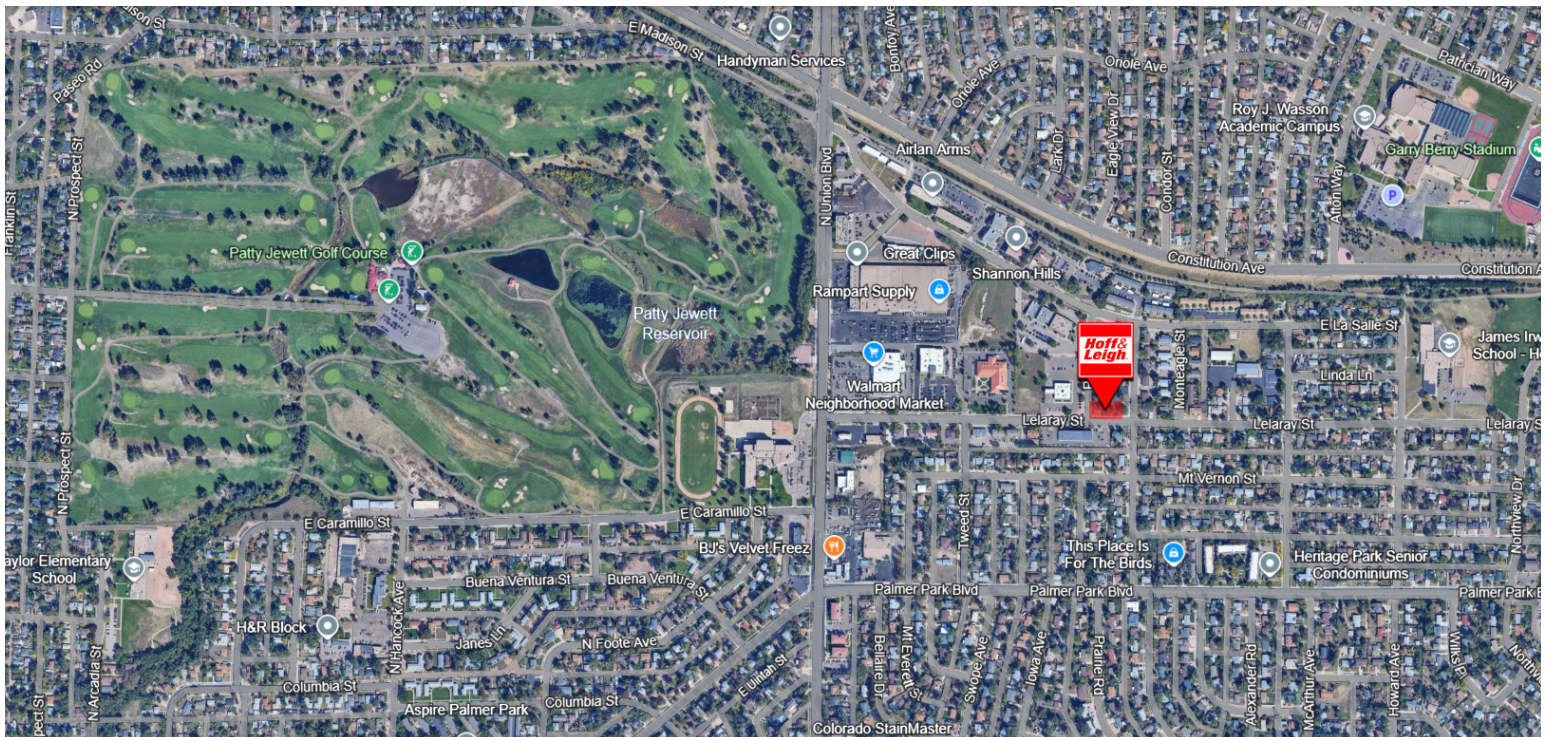
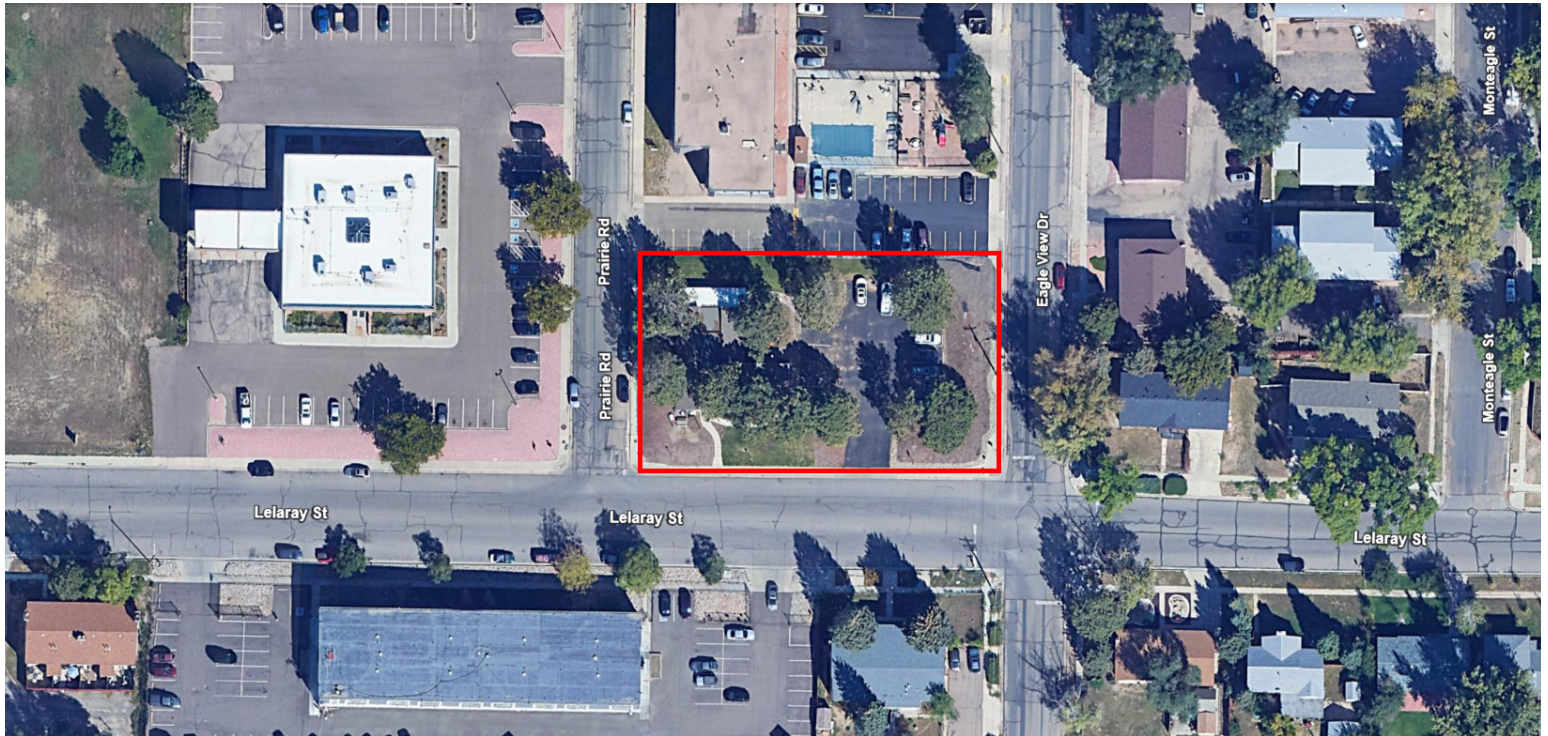
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