

# Owner-User Shop/Warehouse For Sale

1883 S CHELTON ROAD, COLORADO SPRINGS, COLORADO 80910



## Overview

Owner-user Shop/Warehouse Building For Sale at 1883 S Chelton Rd, Colorado Springs, CO

Clean, well-maintained metal building. Functional layout with four overhead doors - two 16'x14' and two 12'x12', supports efficient operations, storage, and vehicle flow.

Ideal for: contractors, auto, fleet service, fabrication, or trade users.

**Call/Text Guy Cox (719-357-7494) to schedule a tour today.**

- Bus Line Proximity
- Freestanding Building | Single-Tenant Configuration
- Minutes to S Academy Blvd Corridor
- Quick Access to I-25
- Short Drive to Colorado Springs Airport
- Near Established South Academy Retail/Service Nodes

## Highlights

- Prime Location
- Owner-User Opportunity
- Clean and Well Maintained
- 4 Overhead Doors
- High Traffic Counts
- Re-roof 09/2020
- Quick Access to I-25 and COS Airport

## Property Details

### Sales Price

- \$1,800,000

### Lot Size

- 0.78 Acres

### Building Size

- 6,573 SF

### Zoning

- MX-M CU AO

Rev: February 13, 2026

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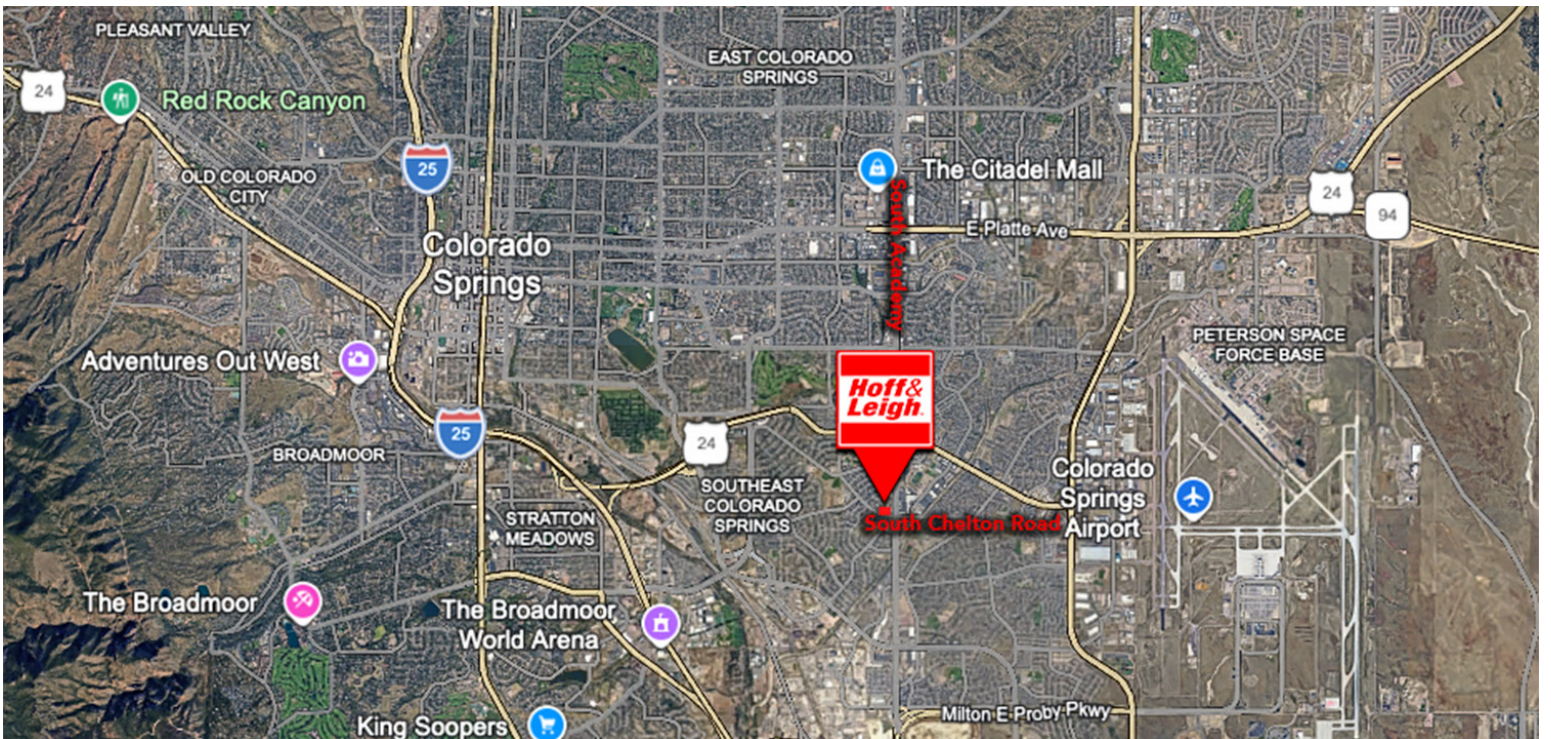


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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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