

# Office Building for Sale

2920 N ACADEMY BOULEVARD, COLORADO SPRINGS, CO 80917



## Overview

Now for Sale: 2920 North Academy Boulevard. 5,648 square feet for only \$790,000 (\$140 per square foot).

The El Paso County Tax Assessor describes 2920 North Academy Boulevard as a centrally located, newly remodeled, 2 story, 5,648 square feet office building (2,824 sf on each floor) located on a 18,200 square feet MX-N zoned lot. The building was originally constructed in 1978 and has since been substantially renovated over time between 2018 – 2020.

The building has all new exterior stucco. The roof, the RTUs, and all the major building components are either new or near new. There are no known capital improvements expected.

The building is a 4-unit commercial office rental building. All 4 rental units have been modernized with floors, paint, and modernized floor plan reconfiguration .

THE OPPORTUNITY: While retaining the ground floor income, the entire 2nd floor is available for a purchaser and if you need the entire building, over time, as the leases expire, a buyer would have the ability to expand.

The property tax is \$10,096. The property insurance is: \$2,684. The HOA (covers landscaping, snow removal, and the parking lot maintenance) is approximately \$650 per quarter.

**For a private showing and all the confidential financial details, call Steve Leigh: 719-338-4470 or Tim Leigh: 719-337-9551**

## Property Details

### Sales Price

■ \$790,000 (\$140 PSF)

### Building Size

■ 5,648 SF

### Zoning

■ MX-N

*Rev: March 25, 2026*



#### 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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#### Tim Leigh

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2920 Academy Boulevard

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Suite	Tenant/Business Name	Contact Name	Contact Phone	Appx. SQ FT	Current Monthly Rent	Rate Per Square Ft	Percentage Share	Lease Expiration Date	Security Deposit
100	Patterson			1,412.00	\$ 1,756.25	\$ 14.93	25.0%	11/30/27	\$ 1,500.00
110	Warranty Title			1,412.00	\$ 1,705.01	\$ 14.49	25.0%	02/25/29	\$ 1,500.00
200	VACANT - PRFORMA			1,412.00	\$ 1,617.92	\$ 13.75	25.0%		\$ -
210	VACANT - PRFORMA			1,412.00	\$ 1,617.92	\$ 13.75	25.0%		\$ -
				5,648.00	\$ 6,697.10	\$ 14.23	100.0%		\$ 3,000.00

**Annual Gross Rent**

\$ 80,365.20

\$ 14.23 PSE

**Annual Expenses**

- Real Property Taxes (Actual) \$ 10,096.00
- Property Insurance \$ 2,684.00
- Maintenance Estimate \$ 2,300.00
- Utilities \$ 1,600.00
- HOA \$ 7,700.00
- Property Management \$ 2,200.00

**Annual Gross Expenses** \$ 26,580.00

\$ 4.71

**Annual Cash flow**

\$ 53,785.20

\$ 9.52

**Building Notes**

- Lot Size SF 18,200
- Building Size SF 5,648
- Year of Construction 1978
- Current Assessor's value \$ 723,600.00
- Zoning MAXN
- Number of parking spaces
- Roof

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