

Priced to Sell!

2109 BROADWAY AVENUE, COLORADO SPRINGS, CO 80904



Overview

Priced to Sell! (\$88.54 PSF)

2109 Broadway Avenue offers approximately 6,720 SF on a nearly 0.69 acre lot near Old Colorado City. Currently home to Sweet William Antique Mall, the building supports a range of owner user or investor strategies including flex, showroom, light warehouse, studio, or redevelopment concepts (subject to zoning and approvals). Functional attributes include approximately 12 foot clear height, a drive in door, and a private driveway with on site parking. The property also has some of the best views of the front range in all of Colorado Springs!

Highlights

- **Owner/User:** Great basis for purchase and outstanding west-side location!
- **Investor:** Upside and wide range of potential uses for future tenants.
- **Rare West Side flex opportunity** priced far below replacement cost at only \$88.54 PSF.
- ±12 foot ceiling clearance, drive in door, private driveway, ample parking, lots of character!

Property Details

Sales Price

- **\$595,000**
- \$88.54 PSF; priced far below replacement costs

Building Information

- 6,720 RSF (plus drive-in basement which is usable approximately 2,000 RSF)
- Built in 1966

Lot Size

- 0.69 Acres

Zoning

- M1/CR

Rev: April 13, 2026

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2025 GROSS INCOME

\$77,494

\$6,458 average per month

ANNUAL OPERATING COSTS

\$34,099

\$2,842 average per month

MONTHLY NET CASH

\$3,616

Based on 2025 full-year average

MONTHLY INCOME

MONTH	2025	2026
January	\$6,985	\$6,131
February	\$6,100	\$6,977
March	\$6,205	\$6,017
April	\$6,712	—
May	\$6,764	—
June	\$6,555	—
July	\$5,787	—
August	\$7,542	—
September	\$6,292	—
October	\$5,872	—
November	\$6,854	—
December	\$5,826	—
Average / Month	\$6,458	\$6,375
Total	\$77,494	\$19,125

OPERATING COSTS

EXPENSE	ANNUAL	MONTHLY
Property Tax	\$12,778.00	\$1,064.83
Liberty Mutual Insurance	\$9,188.04	\$765.67
Utilities (estimate)	\$9,000.00	\$750.00
ADT Security	\$948.96	\$79.08
Trash Removal	\$1,104.00	\$92.00
Phone / Internet	\$1,080.00	\$90.00
Total	\$34,099.00	\$2,841.58

PROPERTY AT A GLANCE

Total Dealers	33
Owner-Dealers (not included above)	2
Total Booths	51

MONTHLY CASH AVAILABLE

Income less operating expenses

2025 AVG

\$3,616

2026 YTD AVG

\$3,533

NOTES

There are 33 dealers (not counting the 2 sellers who are each dealers). There are 51 booths; some occupy 2 or 3 spaces but are counted as 1.

The property generates approximately \$7,000 per month with known monthly costs of approximately \$1,100, leaving extra income of approximately \$5,900.

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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.

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