

Industrial/Investment Property For Sale

2336 E PLATTE AVENUE, COLORADO SPRINGS, CO 80909



Overview

Now for Sale: 2336 East Platte Avenue.

A rare opportunity to acquire a clean, functional small industrial building in one of Colorado Springs' most accessible commercial corridors — on East Platte Avenue between Union and Circle Boulevards. Originally constructed in 1955 and substantially renovated since, this well-maintained 4,228 SF building is configured as an industrial duplex: one half currently leased to an established tenant, the other immediately available for an owner-user to occupy. Ideal for a business seeking affordable space with income to offset carrying costs, or an investor positioned to lease the vacant side into a strong local market.

For a private showing and all the confidential financial details, call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

Property Details

Sales Price

■ \$650,000 (\$153.73 PSF)

Building Size

■ 4,228 SF

Zoning

■ MX-L

Rev: April 6, 2026



INCOME & EXPENSE SUMMARY

ITEM	MONTHLY	ANNUAL
Tenant Base Rent	\$1,900	\$22,800
Utility Reimbursement	Est. share	Varies
Property Taxes	(\$622)	(\$7,460)
Property Insurance	(\$333)	(\$4,000)

Net Operating Income

~\$11,340+

(Before utilities — estimated, not all expenses)

TAX & INSURANCE

Property Tax	\$7,460 / yr
Property Insurance	~\$4,000 / yr
Tenant Utility Share	Est. 40%

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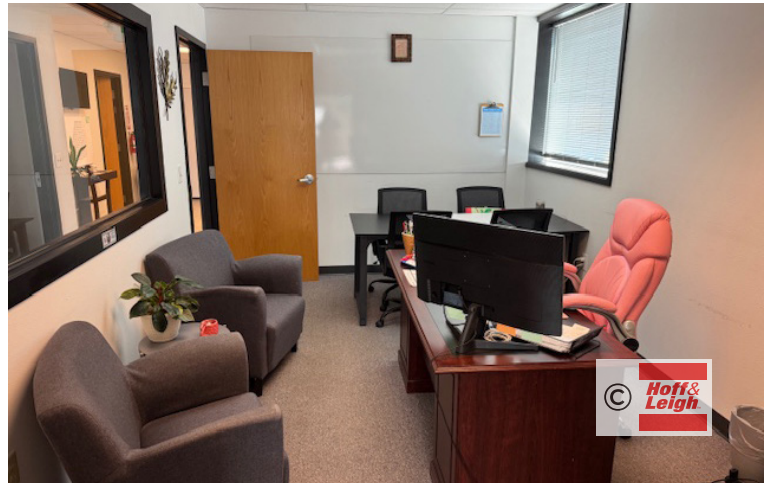


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Our Network Is Your Edge

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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