

4 Unit Multifamily Building for Sale

2245 SPLIT ROCK DR, COLORADO SPRINGS, COLORADO 80919



Overview

Well-maintained four-unit multifamily property located in the highly desirable northwest Colorado Springs submarket. Built in 1983, this asset features four spacious units, each offering 2 bedrooms and 2 bathrooms with functional layouts that appeal to a broad tenant base.

Each unit includes a fireplace, private outdoor space (balcony or fenced yard), washer and dryer hookups, and dedicated storage, providing a strong combination of comfort and practicality. The property has seen recent capital improvements, including updates to major systems and exterior components, helping to minimize near-term maintenance requirements.

Situated in the Mountain Shadows/Oak Valley Ranch area, the property benefits from close proximity to Ute Valley Park, Garden of the Gods, and numerous retail and dining amenities. The location offers strong tenant demand driven by its access to outdoor recreation, scenic views, and convenient connectivity to major employment corridors.

This asset presents an excellent opportunity for investors seeking stable cash flow in a high-demand rental market, with additional upside through continued rent growth and interior upgrades.

Property Details

Sales Price

■ \$895,000

Building Size

■ 4,113 SF

Zoning

■ MX-N

Lot Size

■ 0.68 Acres

Rev: April 9, 2026

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DEMOGRAPHICS



30,836
Population



42.2
Median Age



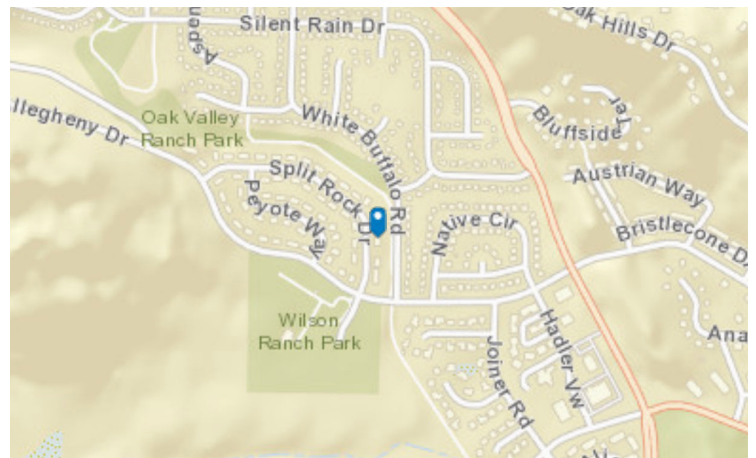
2.4
Average Household Size



\$117,101
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Split Rock Dr	1,905	0.1
Pale Moon Dr	361	0.2
Silver Torch Ter	947	0.2
Silent Rain Dr	4,390	0.2
Allegheny Dr	5,769	0.2



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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.

Brian Canady

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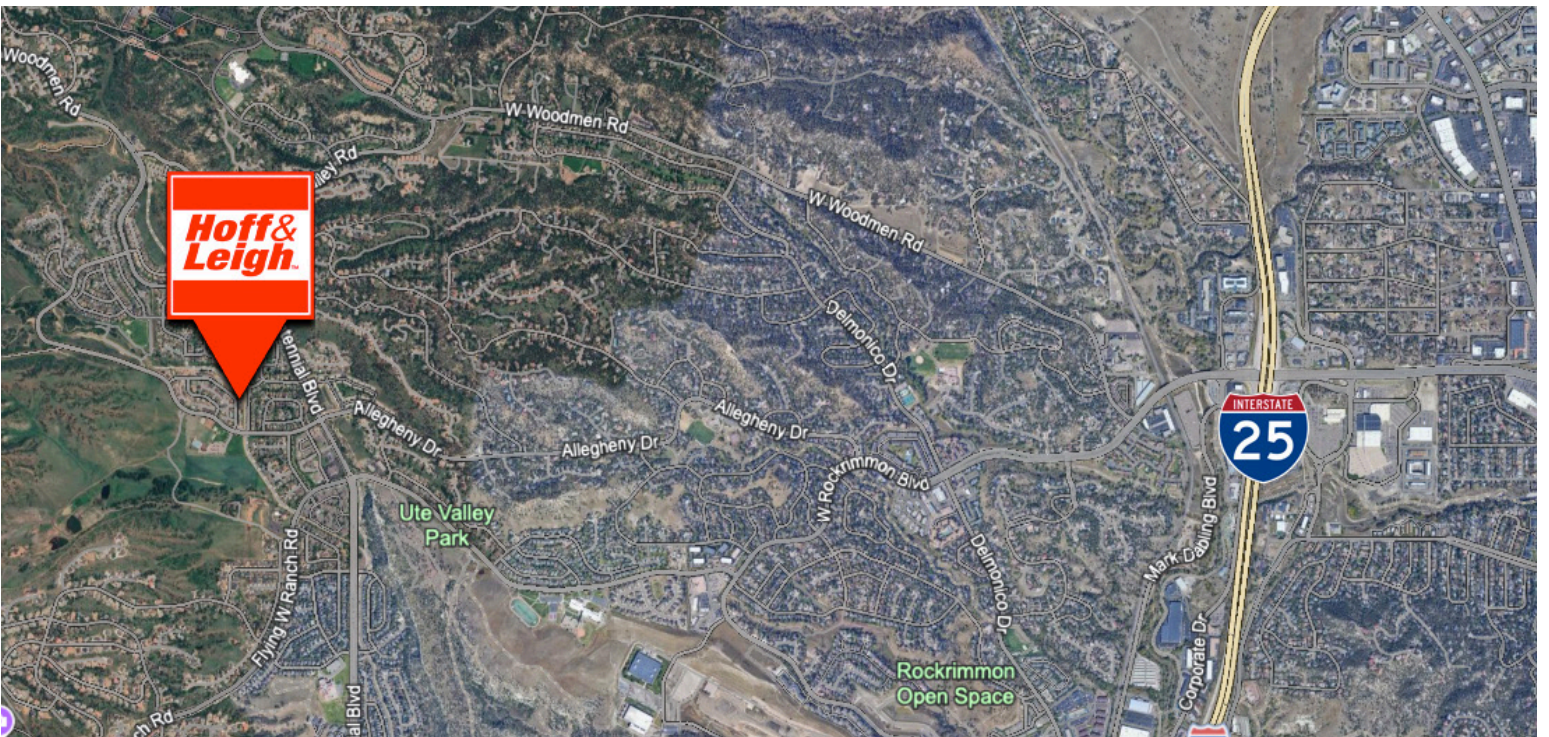
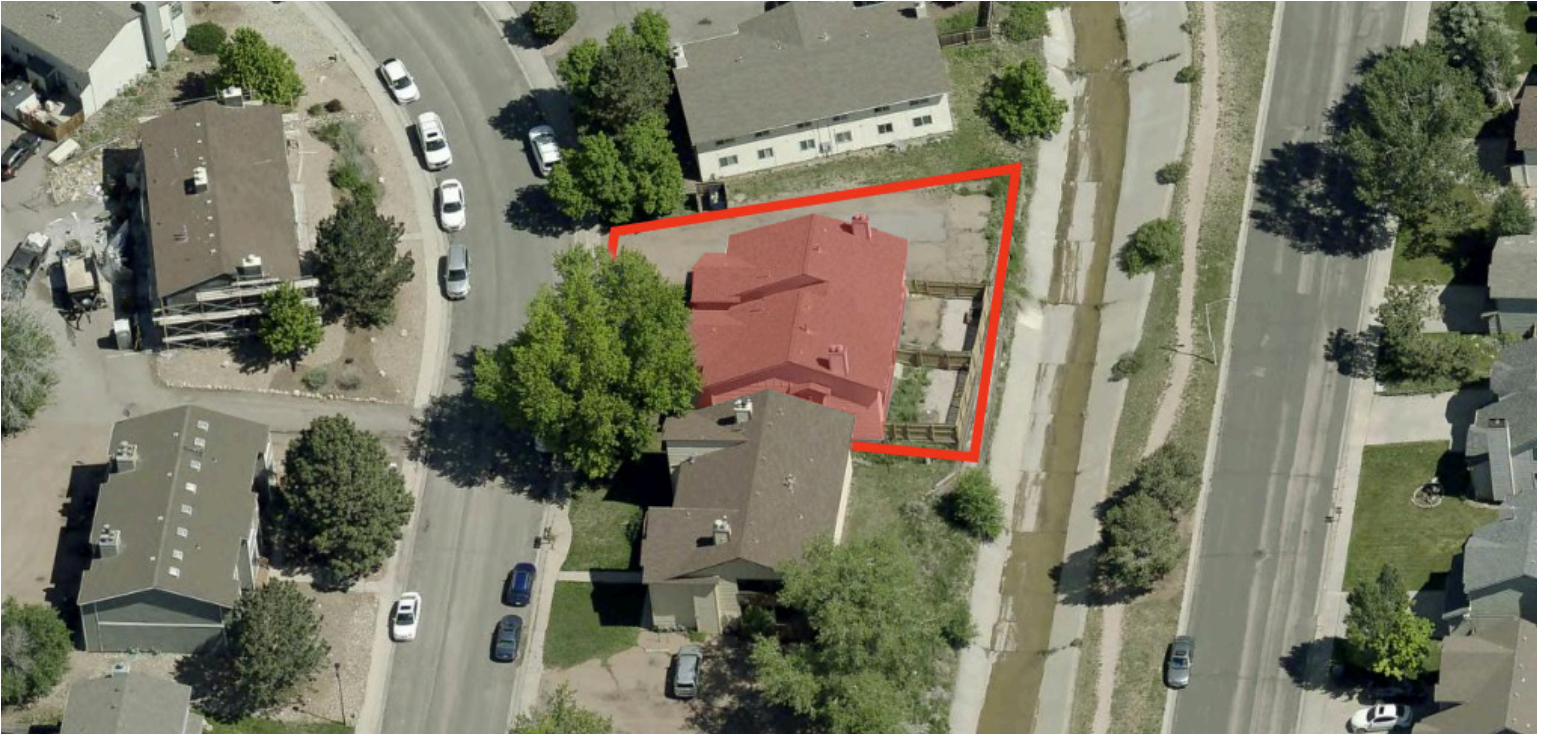
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