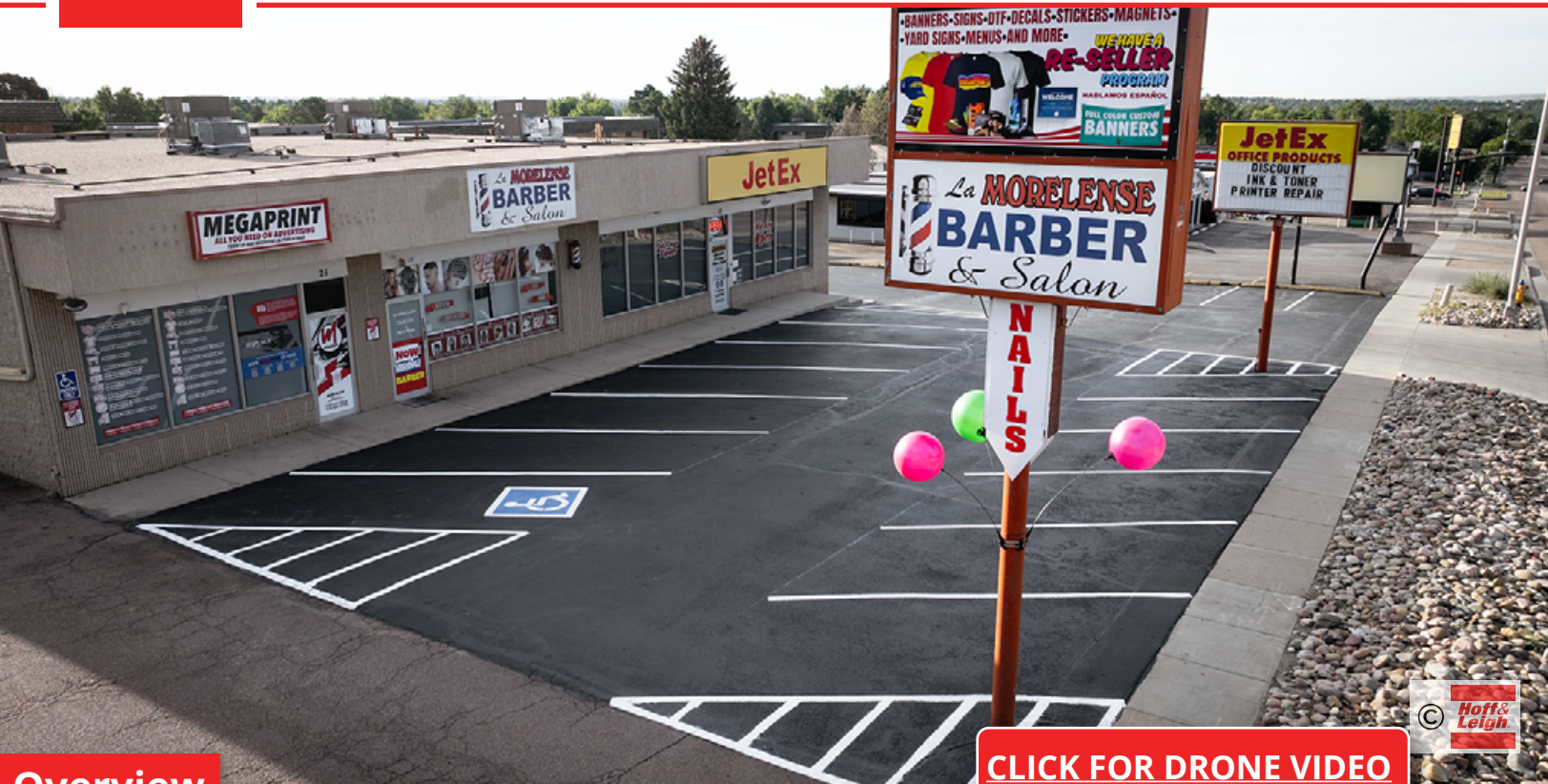


Retail Building for Sale

17-21 NORTH CIRCLE DRIVE, COLORADO SPRINGS, CO 80909



[CLICK FOR DRONE VIDEO](#)

Overview

This property is described by the El Paso County Tax Assessor as a 5,920 square feet retail strip center. There are 3 tenants who pay \$6,880 per month = \$82,560 in combined annual rent. The expenses are: (taxes = \$10,142) + (insurance = \$10,903) + (utilities = \$6,095) + ((maintenance = \$4,800 (includes snow removal, trash service, misc.)) + (property management = 10% = \$8,256) = \$82,560 - \$47,035 = Net Operating Income = \$35,396.

This is a good property that's been well maintained in a good location. The asking price is \$850,000 which is \$143.58 per square foot which is well below replacement cost estimated to be \$250 per square feet. The lot is 21,257 square feet. It's zoned MX-M-CU which allows for a variety of use, but is primarily zoned for retail.

For a private showing and all the confidential financial details, call Tim Leigh, 719-337-9551 or Steve Leigh, 719-338-4470, or Holly Trinidad, 719-337-0999.

Property Details

Sales Price

■ \$850,000 (\$143.58 PSF)

Building Size

■ 5,920 SF

Zoning

■ MX-M-CU

Rev: July 14, 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.

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RENT ROLL

Suite	Tenant Business Name	Appx. SF	Current Monthly Rent	Rate / SF	Percentage Share	Lease Expiration	Security Deposit
17	Jet Ex	3,240	\$3,739.68	\$13.85	54.7%	—	\$ —
19	Barber & Salon	1,100	\$1,269.58	\$13.85	18.6%	—	\$ —
21	Mega Print	1,580	\$1,823.58	\$13.85	26.7%	—	\$ —
TOTAL		5,920	\$6,832.84	\$13.85	100.0%		\$ —

ANNUAL INCOME & EXPENSES

	Annual	PSF
Annual Gross Rent	\$81,994.08	\$13.85
Real Property Taxes (Actual)	\$6,953.00	\$1.17
Property Insurance	\$5,624.00	\$0.95
Maintenance Estimate	\$6,000.00	\$1.01
Utilities	\$19,600.00	\$3.31
Snow Removal (est. 3 hrs x 3 times)	\$1,200.00	\$0.20
Property Management	\$ —	\$ —
Annual Gross Expenses	\$39,377.00	\$6.65
ANNUAL CASH FLOW	\$42,617.08	\$7.20

BUILDING NOTES

Lot Size (SF)	21,257	Year of Construction	1977
Building Size (SF)	5,920	Year of Purchase	1999
Current Assessor's Value	\$784,992.00	Zoning	MX-M CU
Tax Assessor's ID	641-522-0031	Parking Spaces / Roof	—

CAPITAL IMPROVEMENTS

New parking lot (2022) • Striped and sealcoat (2025) • 4 new RTUs • New electric • New lighting • New bathrooms in each unit • Exterior repaint (2022)

TOTAL CAP-X OVER 3 YEARS

\$254,000

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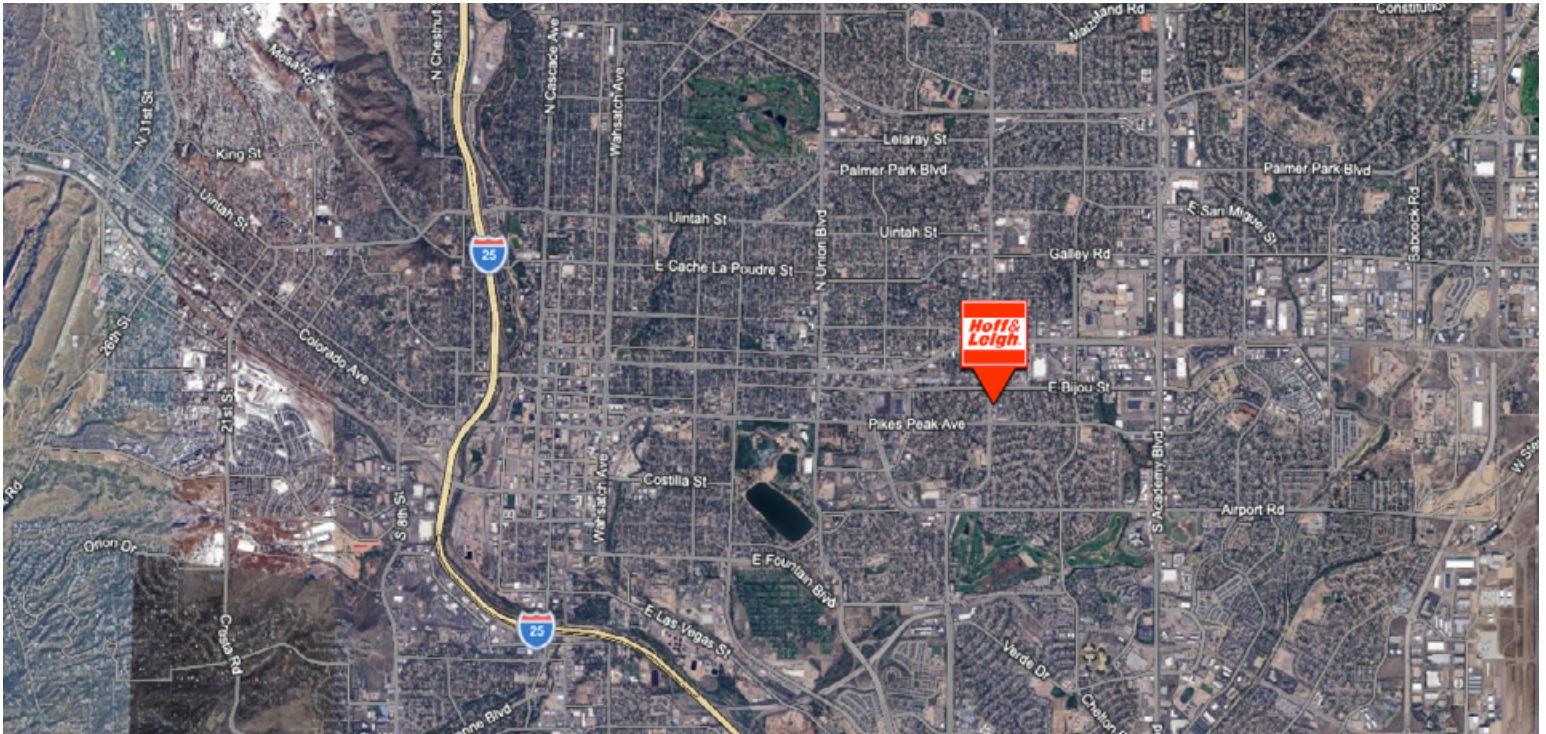
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