

Retail/Office Building with Rooftop Patio

2629 W COLORADO AVE, COLORADO SPRINGS, CO 80904



Overview

Rare opportunity to own approximately 3,100 SF of retail/office space along West Colorado Avenue in the heart of Old Colorado City. The beautifully restored building features exposed brick, a rooftop patio, modern conference room with overhead door, podcast studio, and 2 dedicated parking spaces. Zoned MX-L, offering flexible uses including retail, office, restaurant, entertainment, hospitality, and multifamily. Excellent street visibility and foot traffic in a thriving arts, shopping, and dining district, with convenient access to Highway 24 and downtown Colorado Springs.

Highlights

- Prime Old Colorado City Location on West Colorado Avenue
- MX-L Mixed-Use Large Scale Zoning with Broad Permitted Uses
- Two Dedicated Parking Spaces Behind the Building
- Strong Street Visibility and Pedestrian Traffic
- National Register Historic Commercial District
- Surrounded by Galleries, Boutiques, and Restaurants
- Quick Access to Highway 24 and Downtown

Property Details

Sales Price

■ \$1,300,000 **\$1,100,000**

Building Size

■ 3,100 SF

Lot Size

■ 0.08 Acres (Approx.)

Zoning

■ MX-L HS

Price Per SF

■ \$354.84

Rev: October 21, 2026

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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.



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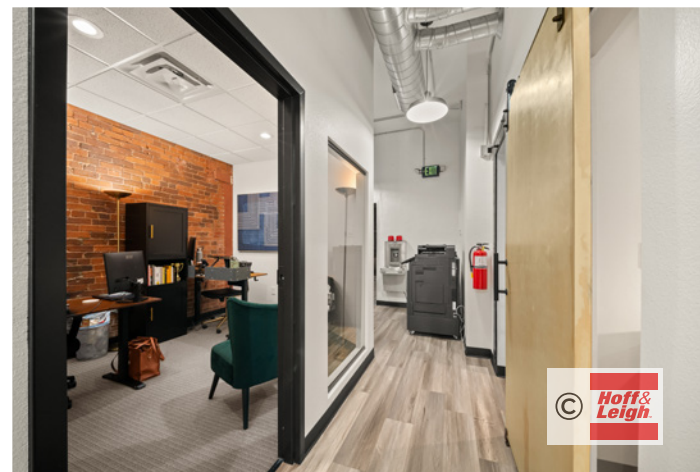
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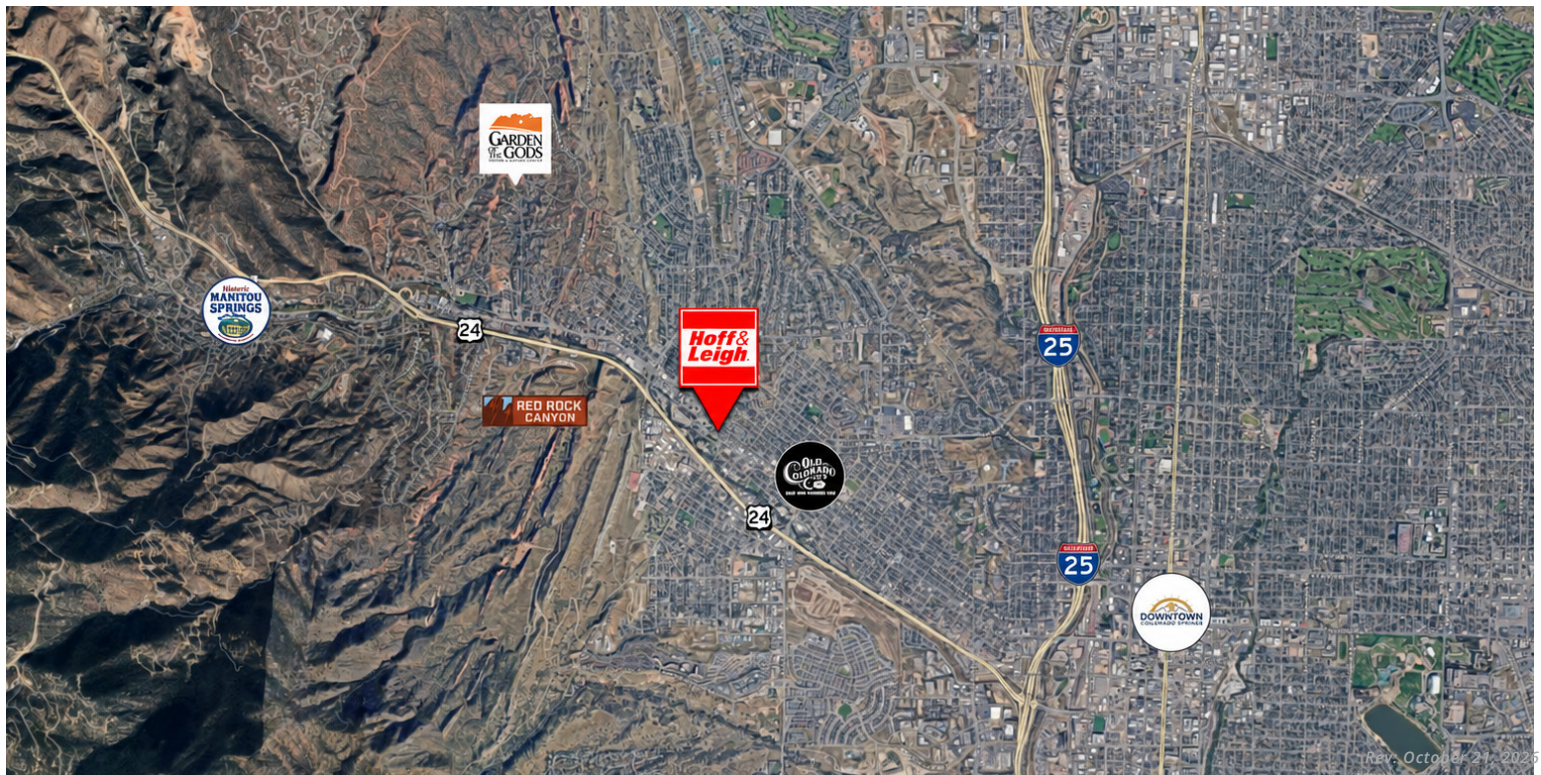
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