OWNER-USER OPPORTUNITY WITH IN-PLACE INCOME

2812 W COLORADO AVENUE | COLORADO SPRINGS, CO 80904

Overview

An exceptional opportunity to own and occupy your building while collecting income from existing tenants.

This 8,088 SF office property is ideally positioned for an owner-user looking to establish a long-term presence on Colorado Springs' desirable Westside. Existing tenants provide approximately $75,200 in annual net income, helping offset ownership costs while the buyer occupies the property.

Highlights

- Building Type: Office
- In-Place Net Income: $75,200 annually
- Existing income helps offset an owner-user's occupancy costs
- Two-story professional office building
- 24 surface parking spaces
- Excellent visibility along West Colorado Avenue
- Minutes from Old Colorado City, Downtown Colorado Springs and Garden of the Gods
- Convenient access to Highway 24 and I-25
- Excellent opportunity for an owner-user seeking both occupancy and income

Property Details

Sales Price	Net Operating Income	Price Per SF	Building Size
$1,395,000	$75,200	$172	8,088 RSF

Rather than continuing to lease, an owner-user has the opportunity to build equity in their own real estate while benefiting from approximately $75,200 in annual net income already in place.

The combination of owner occupancy + existing income + a highly desirable Westside location makes 2812 W Colorado Avenue a compelling alternative to traditional office leasing.

Rev: September 29, 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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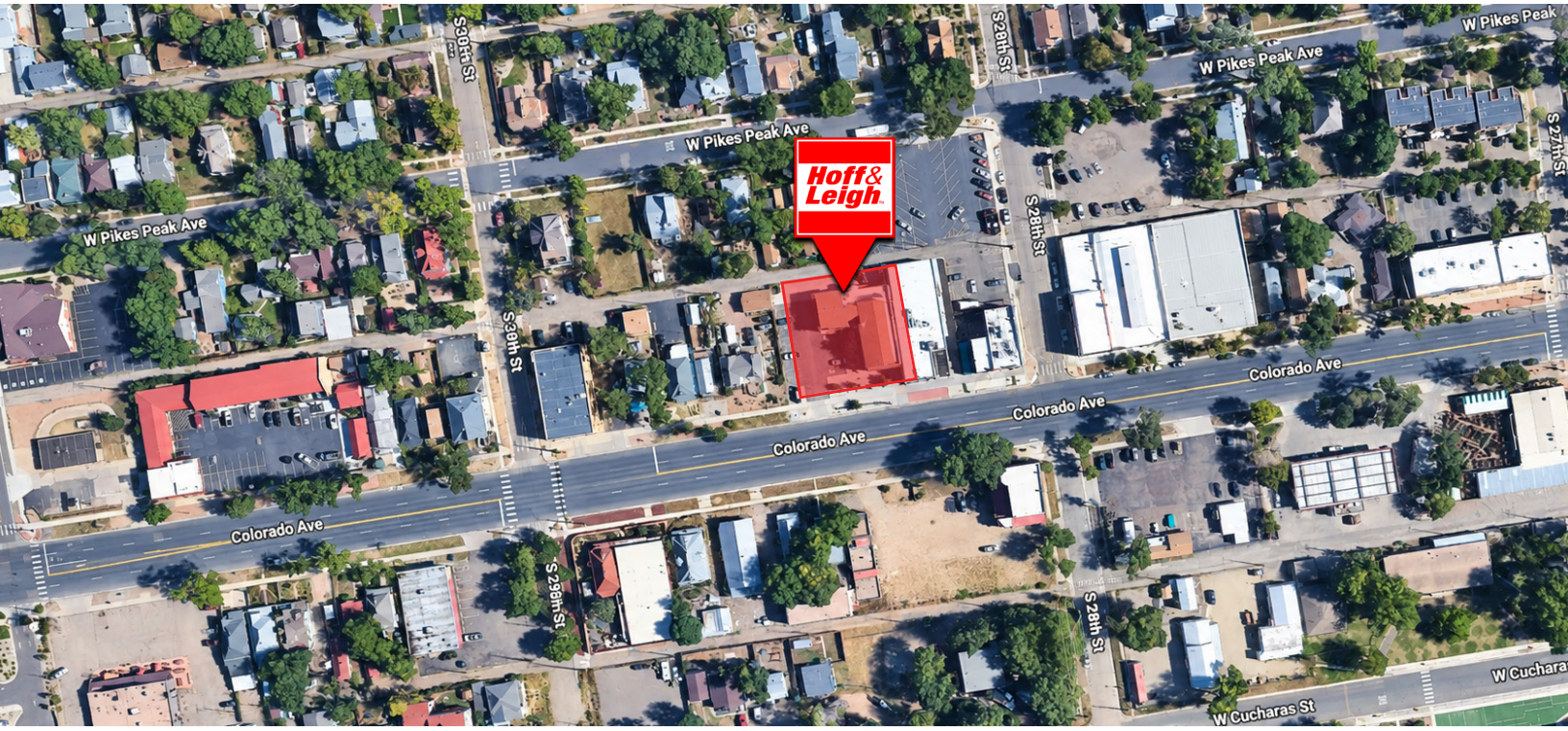

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