

STORAGE/OFFICE PROPERTY



FOR SALE

2140 GARDEN OF THE GODS ROAD
Colorado Springs, CO 80919



COLE UNDERWOOD

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PROPERTY HIGHLIGHTS

SALE PRICE	\$7,500,000.00
CAP RATE:	6.03%
SELF STORAGE:	44,320 SF
OFFICE SPACE SIZE:	6,000 SF
ZONING:	PIP1 COLORADO SPRINGS
YEAR BUILT:	2014

PROPERTY DESCRIPTION

STORAGE UNIT PROPERTY IN GREAT CONDITION. PROPERTY CONSISTS OF 44,320 SQUARE FEET OF SELF STORAGE, 4,640 SQUARE FEET OF CONTAINER STORAGE, AND A FULLY LEASED 6,000 SQUARE FOOT OFFICE BUILDING ALL SITTING ON 4.05 ACRES +/- . PROPERTY SITS ALONG GARDEN OF THE GODS CORRIDOR NEXT TO MANY RESIDENTIAL NEIGHBORHOODS AND EASY ACCESS TO I-25. CURRENT NET INCOME MAKES THIS PROPERTY A 6% CAP RATE. SELLER IS IN THE PROCESS OF SUBDIVIDING THIS PROPERTY SO WILL NEED SOME TIME FOR THIS TO HAPPEN. CALL LISTING AGENT FOR MORE DETAILS.



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTOS

