

**For
SALE**

1807 B Street | Colorado Springs, Colorado 80906



Prepared By
Paul Lee | 719-291-2589
Paulsellscs@gmail.com

\$1,300,000



 Paulleere.com

 paulsellscs@gmail.com

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 Colorado Springs, CO

INVESTMENT HIGHLIGHTS

SNAP SHOT

Long established neighborhood strip center. This building is on the south east side of B-street a direct artery to Fort Carson. There is also a large residential population in the area. This building has 4 tenants, Stratmoor Liqours, B street Smoke Shop, Massage therapy, Holy Mother Tattoo and a billboard lease.

All leases are gross leases and each tenant pays their own utilities and trash.



RENT SCHEDULE

Tenant	Approx.SQFT	Rent Amount
Stratmoor Liquors	2,647	\$2,647 / Mo exp May 2028
B-Street Smoke	1,300.	\$1,700 / Mo exp June 2029
Massage	1,300	\$2,100 /Mo exp June 2029
Tattoo	1,300	\$1,250 / Mo exp April2028
Lamar Sign		\$3,000 Per year YTY
Total	6,650	\$7,697 / Mo
Annual		\$95,364 Per year



PRICE

\$1,300,000



CAP RATE

5.4%



NOI

\$70,200

PROPERTY PHOTOS



Rent Roll

1807 B Street Drive Rent Rolls					
1807 B Street					
Tenant	Status	Sqft	Rent	Lease exp	Approximate SQFT
Liquor Unit A	Leased	2,647	\$ 2,647.00	5/1/2028	approx 2,700 SQFT
Massage Unit B	Leased	1300	\$ 2,100.00	6/1/2029	approx 1,300 SQFT
Tobacco Shop	Leased	1300	\$ 1,700.00	6/1	approx 1,300 SQFT
Tattoo Shop	not-leased	1300	\$ 1,250.00	4/1	approx 1,300 SQFT
Lamar Signs	not-leased		\$ 3,000.00		Per year
		6,559	\$ 7,697.00		6,600 SQFT**

Unit A has 2-5 Year Options	
Unit C & D has 1-5 Year Option	
Total Income Annual	\$ 95,364.00
Expenses	
Taxes (2024)	\$ 16,633.00
Insurance	\$ 8,500.00
Utilities	\$ -
Trash	\$ -
Total Expenses	\$ 25,133.00
Total Net Income	\$ 70,231.00

bv

ROI 5.40%

*All information is accurate but not verified and subject to change.

AERIAL

