

OFFICE PROPERTY



FOR SALE

2924 BEACON STREET
COLORADO SPRINGS, CO 80907



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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

SALE PRICE:	\$595,000.00
BUILDING AREA:	6,000 SF
LAND AREA:	0.36 AC
ZONING:	OR
YEAR BUILT:	1969



PROPERTY DESCRIPTION

GREAT OFFICE BUILDING JUST OFF OF FILLMORE AND NEAR I-25. PROPERTY SITES ON 15,750 SQUARE FOOT LOT AND HAS PLENTY OF OFF STREET PARKING. THE BUILDING CONSISTS CURRENTLY OF THREE UNITS WITH AN EASY WAY TO MAKE FOUR IF NEED BE. SOMEONE CAN OCCUPY SOME SPACE AND RENT THE OTHERS FOR INCOME IF DESIRED. LOWER UNIT HAS FULL KITCHEN AND MULTIPLE RESTROOMS. UPSTAIRS UNITS ARE A MIX OF OPEN SPACE AND PRIVATE OFFICES. CURRENTLY ZONED OR.

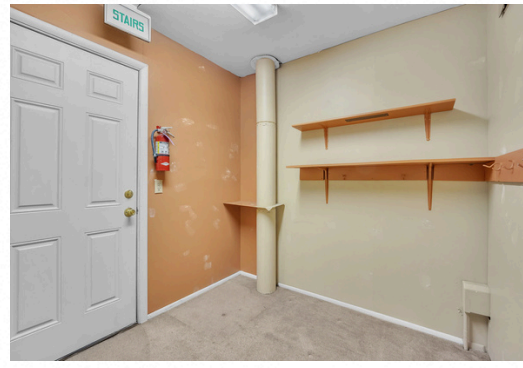
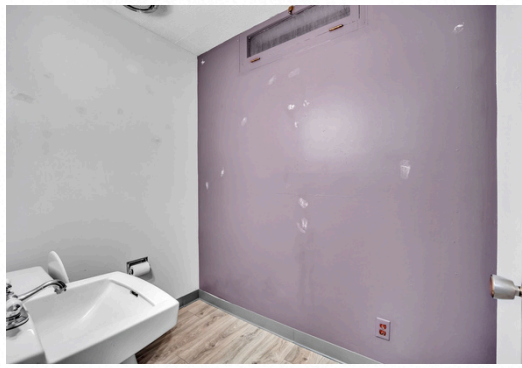


PROPERTY HIGHLIGHTS

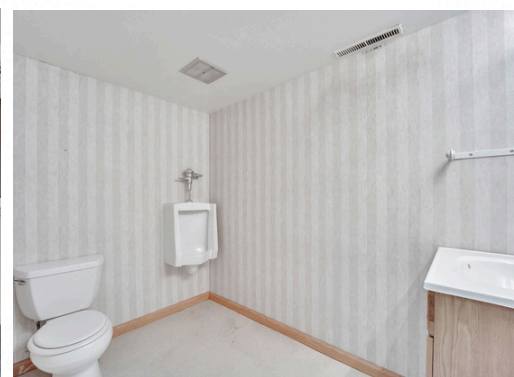
- NEAR I-25 AND FILLMORE.
- BUILDING IS IN GOOD SHAPE WITH 4 POSSIBLE UNITS.
- PLENTY OF OFF STREET PARKING.
- RESTROOMS IN EACH SUITE
- LOWER LEVEL UNIT HAS FULL KITCHEN.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY MAP

