








RETAIL BUILDING FOR SALE

**307-321 S Hancock Ave
Colorado Springs, CO 80903**

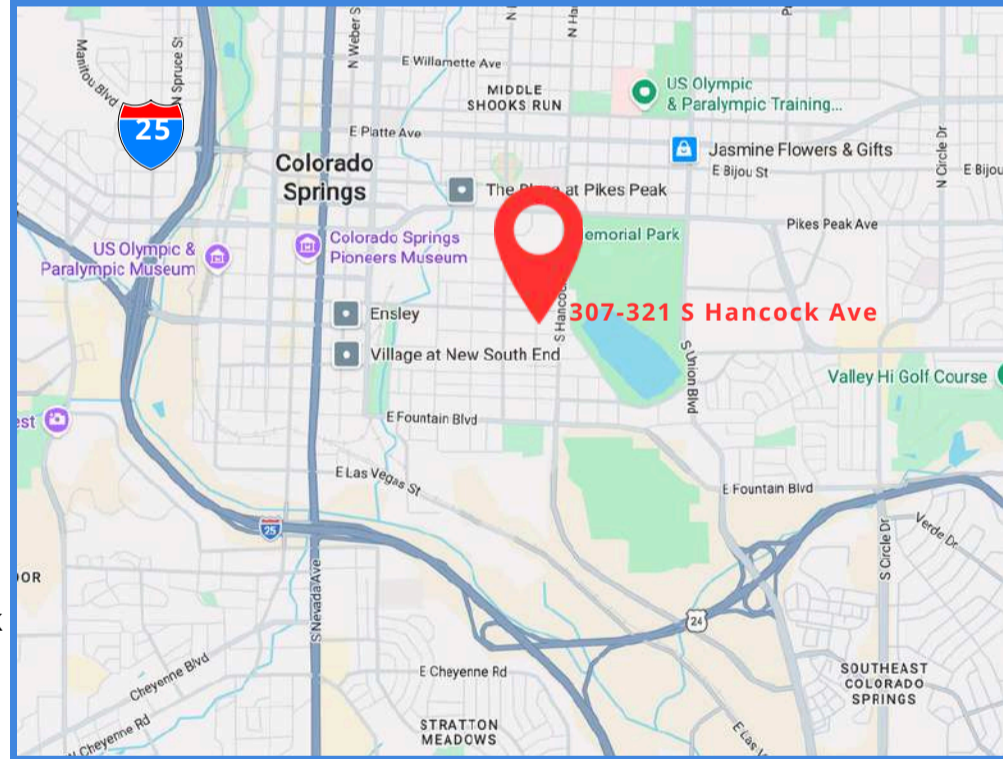
PROPERTY SPECIFICATIONS

-  **LOCATION:** 307-321 S Hancock Ave
Colorado Springs, CO 80903
-  **SPACE AVAILABLE:** +/- 5,916 SF
LOT: +/- 0.4063 ac
-  **SALE PRICE:** \$1,150,000
-  **SUITE COMPONENTS:** Grease trap in place,
Retail space,
newer roof, and HVAC,
close to Memorial Park
-  **ZONING:** MX-M

EXECUTIVE SUMMARY

307-321 S Hancock Avenue is a single-story retail building totaling 5,916 square feet, offering a functional layout suitable for a variety of retail or commercial uses. The property sits on approximately 0.41 acres and benefits from MX-M zoning, allowing broad commercial use flexibility. Located in the Downtown submarket of Colorado Springs, the property enjoys direct access to the city's primary retail and civic corridors, making it well-positioned for owner-users and investors alike.

MAP



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President



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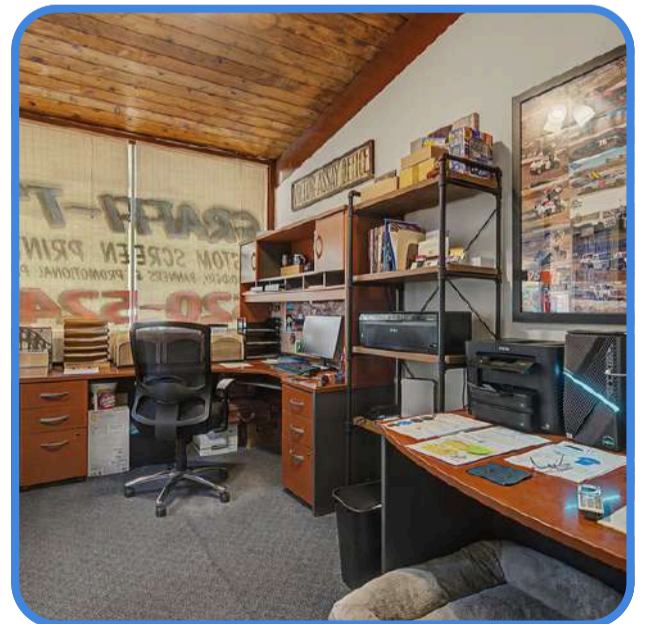
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Photos



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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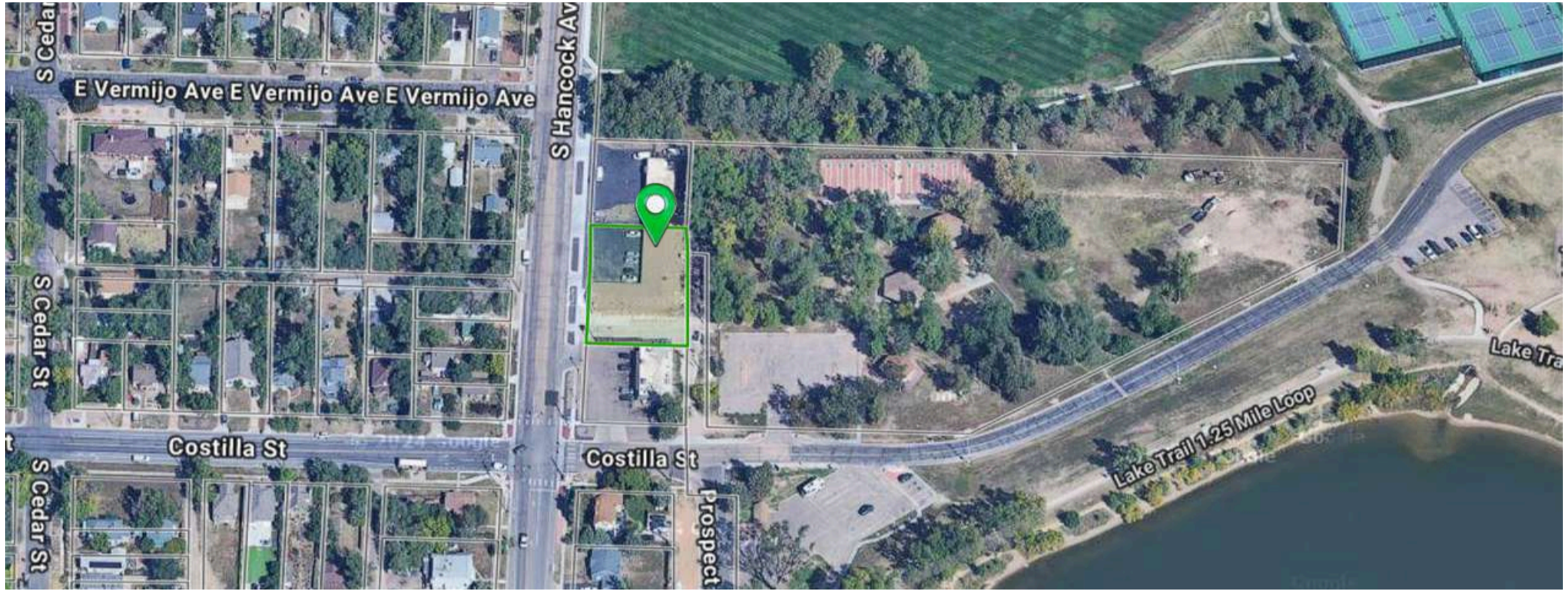
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AERIAL



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