



THE DENVER GROUP
COMMERCIAL



FOR SALE

LAND PARCEL
0.54 ACRE CORNER LOT

MIXED USE ZONING
RETAIL & MULTI-FAMILY



2100 E PLATTE AVENUE, COLORADO SPRINGS | \$1,000,000

PROPERTY DETAILS

- Prime opportunity for redevelopment or value-add remodel
- Multiple income-producing structures
- Increase NOI through renovations and lease optimization
- Month-to-month tenants offer flexibility
- Corner lot exposure on Platte Ave & Iowa
- Vultures Bar & Restaurant: 2,155 SF Tenant in place
- Corner frontage on Platte & Iowa
- Bates Court Apartments: 6 Cottages (9 total units), an apartment building with 3 units, and an office/apartment unit — all offering strong value-add potential.
- Retail Building: 2,225 SF | Facing Platte Avenue
- Vacant Land Ideal for additional development or parking





David Williams

Senior Broker
M: 720.312.6226
david.williams@compass.com

