



RETAIL BUILDING FOR SALE

307-321 S Hancock Ave
Colorado Springs, CO 80903

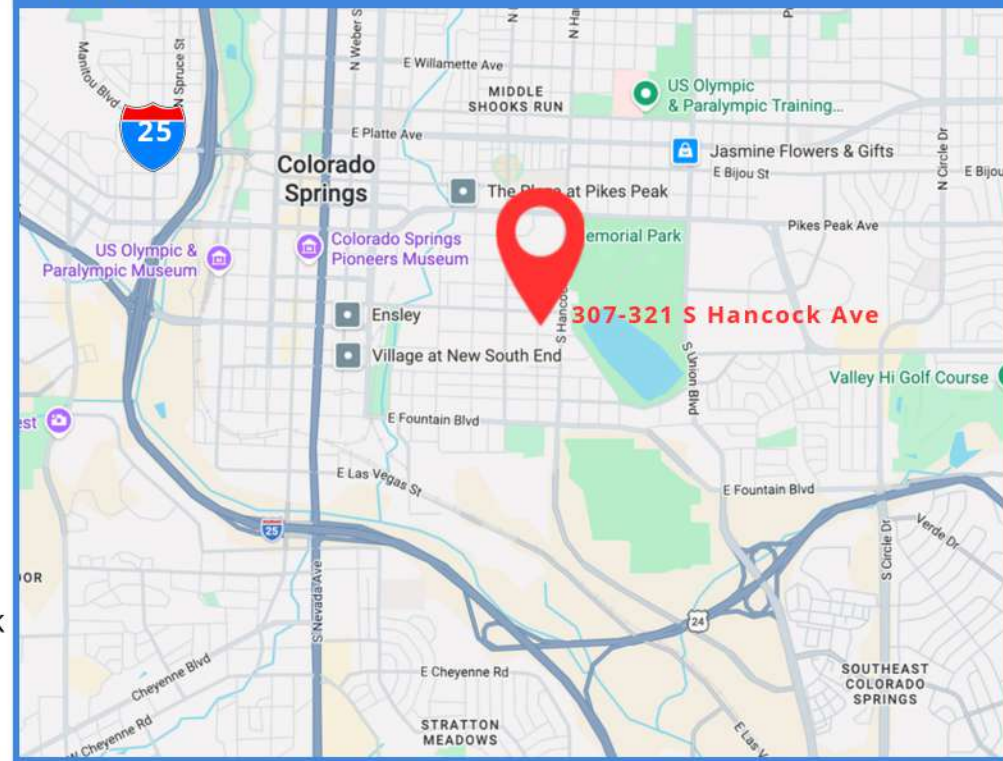
PROPERTY SPECIFICATIONS

 LOCATION:	307-321 S Hancock Ave Colorado Springs, CO 80903
 SPACE AVAILABLE:	+/- 6,206 SF
LOT:	+/- 0.4063 ac
 SALE PRICE:	\$1,350,000
 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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2727 N. Cascade Avenue,
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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

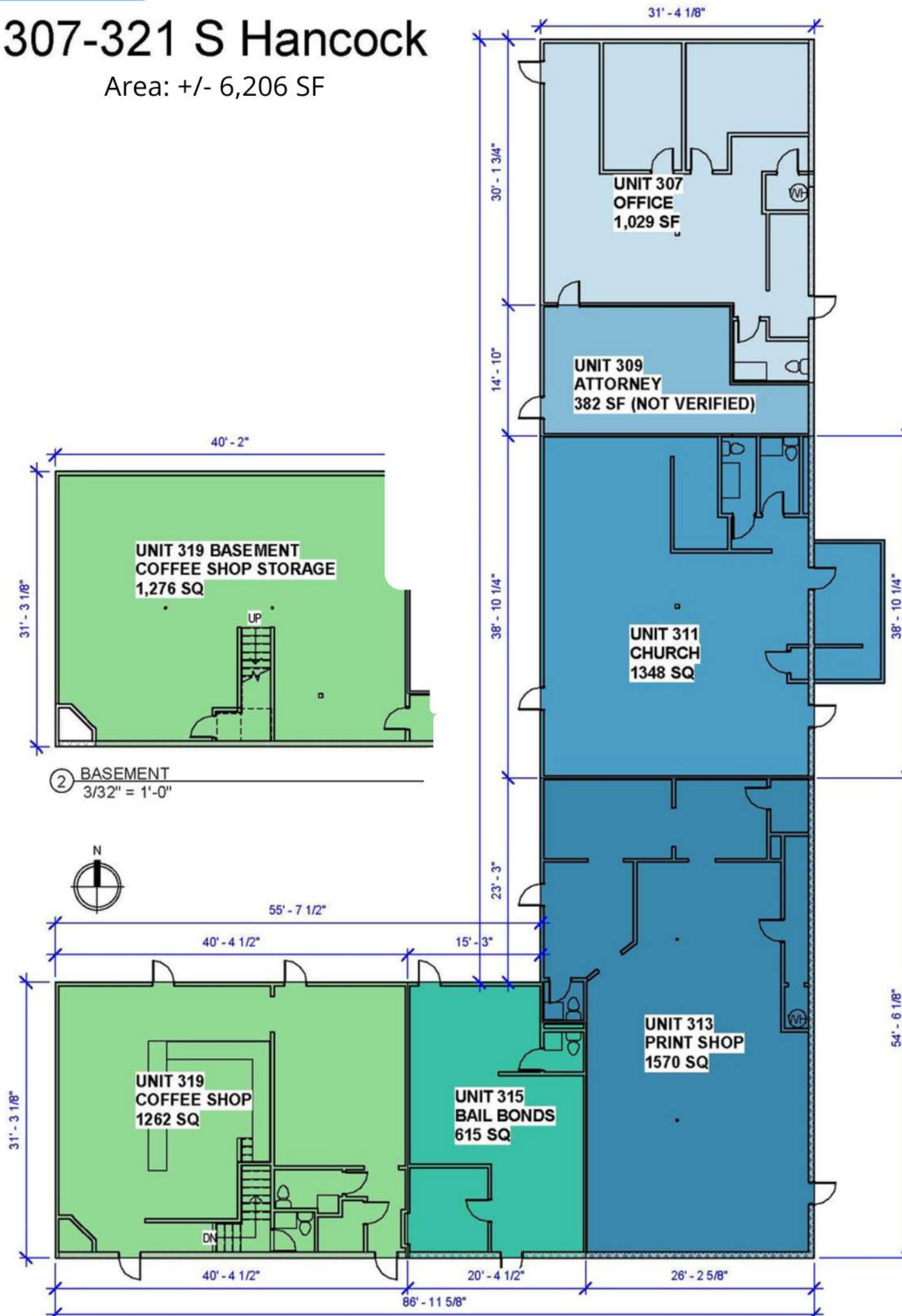
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FLOORPLAN

307-321 S Hancock

Area: +/- 6,206 SF



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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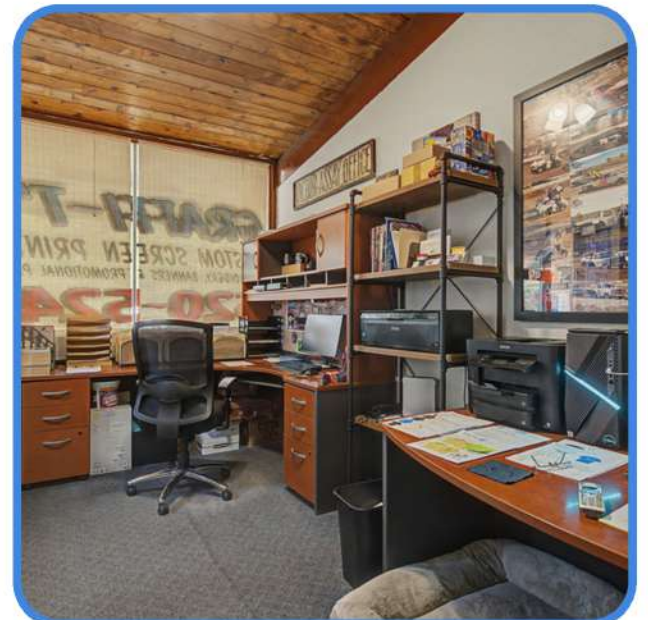
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Photos



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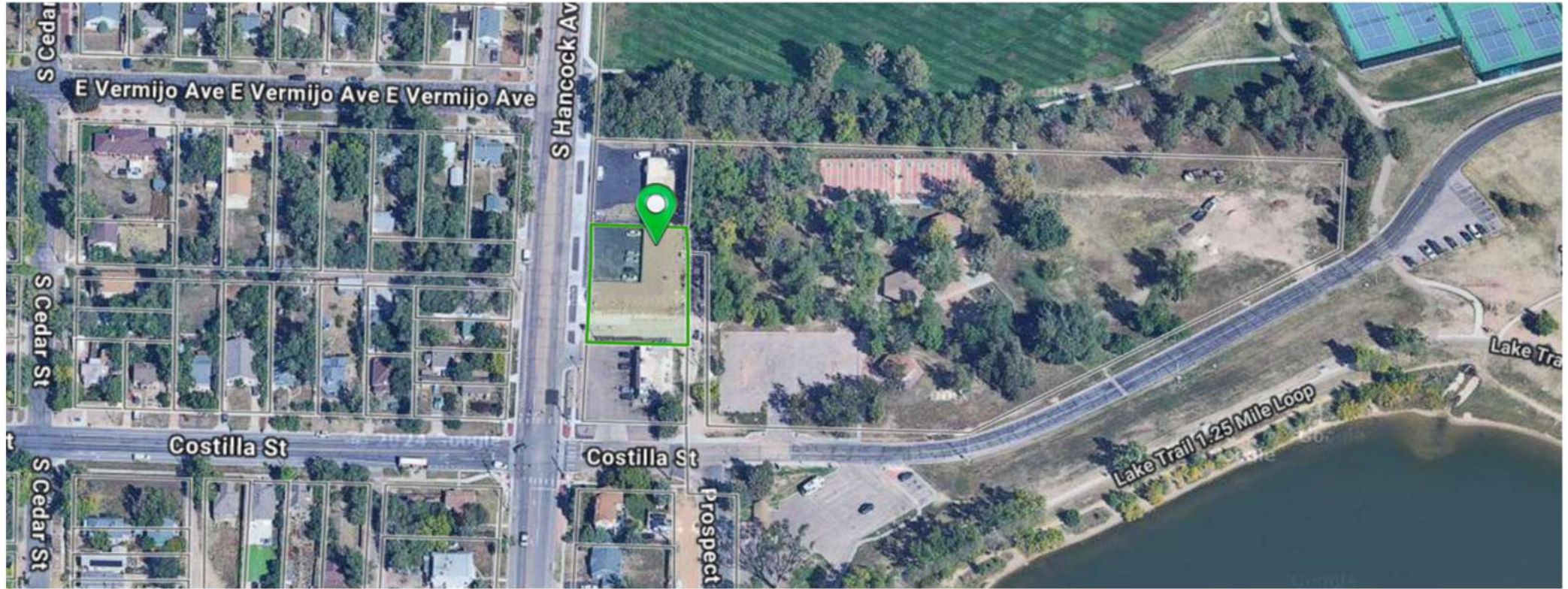
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AERIAL



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