

Turnkey Investment Opportunity

1769 S 8th St
Colorado Springs, CO 80905
www.cbre.com/colorado

Offered at \$550,000 | 5.8% Cap Rate | 100% Leased



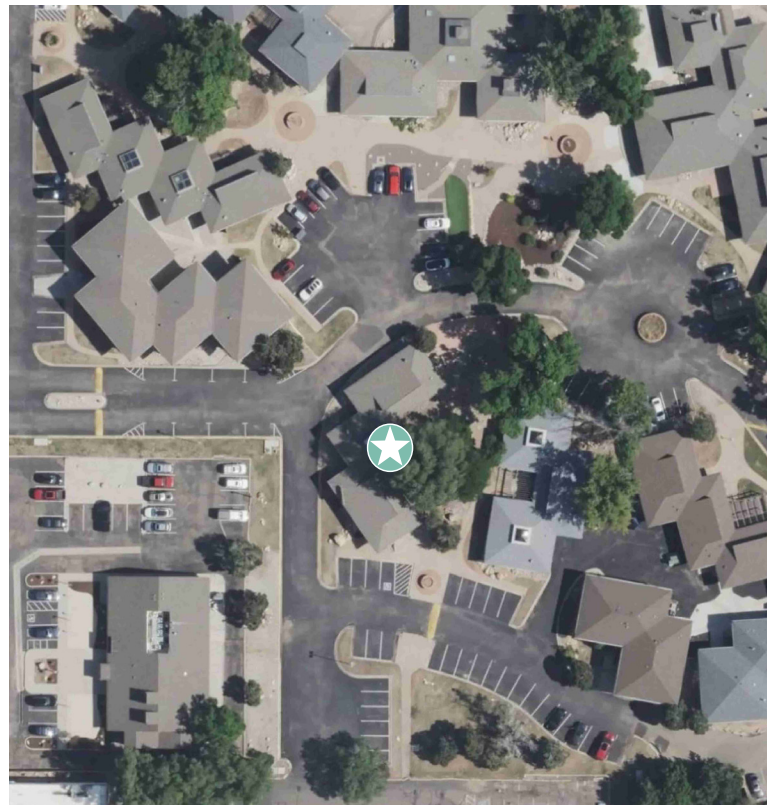
Property Overview

Positioned along the vibrant South 8th Street corridor, 1769 S 8th Street offers investors a rare chance to acquire a fully leased, income producing asset in one of Colorado Springs' most active and established submarkets. This well performing investment is offered at \$550,000 and delivers a solid 5.8% cap rate, providing immediate cash flow from two in place tenants. The property is 100% leased with approximately three years remaining on both lease terms, offering stability, predictability, and peace of mind for the next owner.

The dual tenant configuration creates diversified income while reducing vacancy risk, making this asset ideal for investors seeking dependable returns without the uncertainty of near term lease rollover. Located in a high visibility area with strong local traffic and convenient access to downtown Colorado Springs, Old Colorado City, and major transportation routes, the property benefits from consistent demand and long term market fundamentals. Whether you are a seasoned investor looking for a hands off acquisition or a buyer seeking to park capital in a stable, leased asset with upside potential, 1769 S 8th Street stands out as a compelling, turnkey opportunity in the Colorado Springs market.

Investment Highlights

- +Purchase Price: \$550,000
- +5.8% Cap Rate
- +100% Leased
- + Two Tenants
- +Approximately 3 Years Remaining on Lease Terms
- +Strong South 8th Street location with proven demand
- +This is a plug and play investment offering reliable income today and strong positioning for tomorrow.



Photos



Contact Us

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