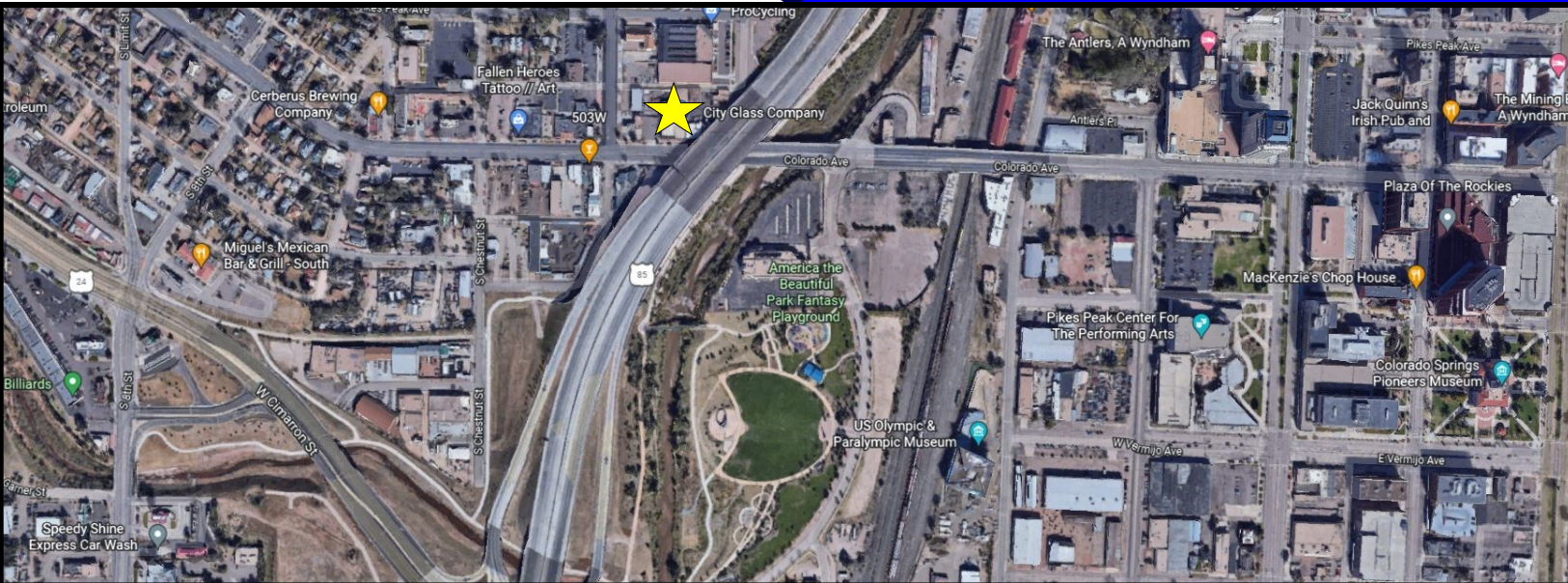




# PRIME REDEVELOPMENT SITE FOR SALE

## CITY GLASS COMPLEX

### 414, 418, 430 W. COLORADO AND 20 S. SPRUCE



Site: 64,974 Sq Ft

Multiple Buildings

Buildings: 25,969 Sq Ft

Zoning: C-6

Uses: Retail, Warehouse

Availability: Flexible

**Offering for Purchase: \$8,121,750.00**

**The Property consists of Four Parcels:**

- 1. 20 South Spruce which is 8,286 square feet of land and 2000 square foot storage building.**
- 2. 414 West Colorado which is 18,688 square feet of land and 12,423 square feet of building.**
- 3. 418 West Colorado which is 23,750 square feet of land and 7,050 square feet of building.**
- 4. 430 West Colorado/25 South Walnut which consists of 14,250 square feet of land and two buildings which are 1,296 square feet and 3,200 square feet.**

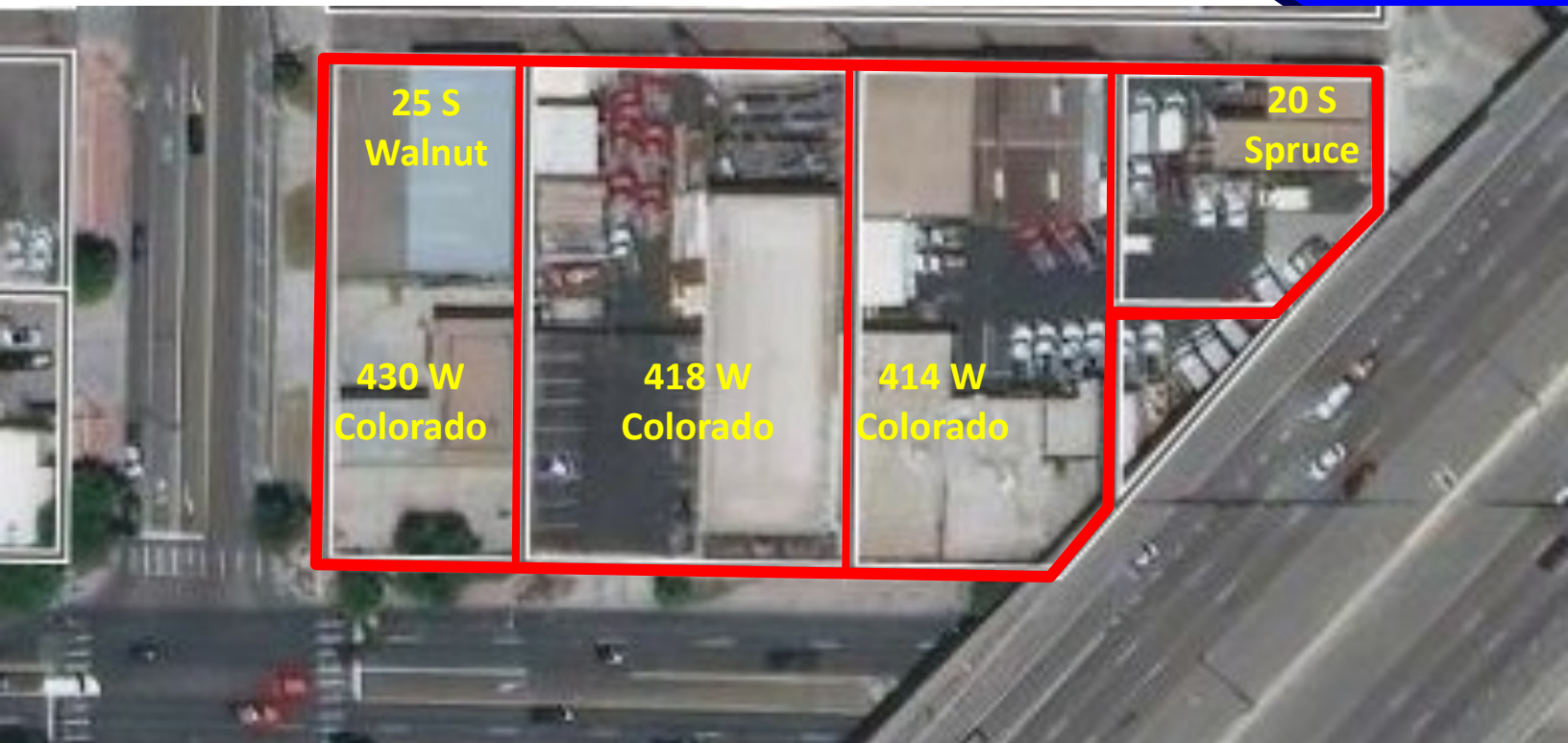
**Front Range Commercial**  
105 E. Moreno Ste# 100  
Colorado Springs, CO 80903  
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**PRIME REDEVELOPMENT SITE FOR SALE**  
**CITY GLASS COMPLEX**  
**414, 418, 430 W. COLORADO**  
**AND**  
**20 S. SPRUCE**

**FEATURES / BENEFITS**

- ◆ First time fully assembled
- ◆ Due to recent acquisition, access now off South Spruce, Walnut and Colorado
- ◆ C-6 Zoning for maximum flexibility



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