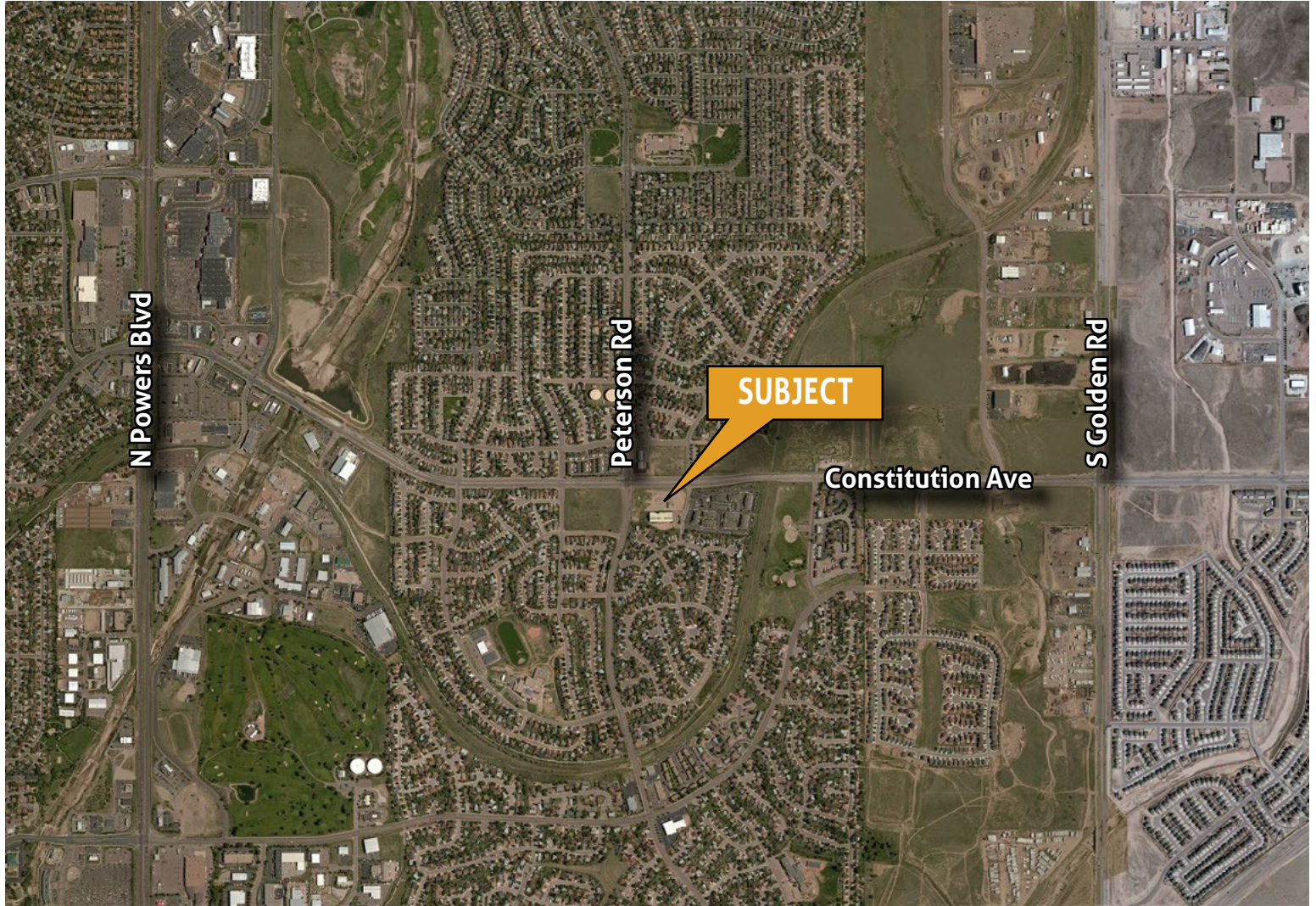


6855 CONSTITUTION AVENUE

Colorado Springs, CO

3.70 Acres For Sale



For more information contact:

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303.501.8775



LEE & ASSOCIATES - DENVER
999 18th Street, Suite 901
Denver, Colorado 80202

PROPERTY FEATURES:

- 3.70 Acres (161,172 SF)
- \$890,000 (\$5.50/SF)
- Zoned Community Commercial (CC)
- Mini/Outdoor Storage Business Opportunity
- Currently Used for RV Storage with 67 Spaces Leased
- 3 Acre-Feet of Water Available with Property
- Utilities (Water and Electricity) In-place
- Approved Plan for Business Park Subdivision Exists for Property
- Convenience Store Opportunity
- Population of 75,000 within 3 Mile Radius
- Combined Traffic Count of 26,000/day at Constitution Ave and Peterson Rd

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