

FOR SALE INVESTMENT OPPORTUNITY

1000-1026
MAXWELL STREET
Colorado springs, CO 80906



LOCATION AERIAL



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PROPERTY PROFILE

1000-1026 MAXWELL STREET

College America has an in-place lease for the entire building through the end of 2020, making this an ideal investment with ongoing lease income. The property was extensively refurbished and remodeled in 2010 with Class A finishes throughout including:

- + New roof, windows, electrical and HVAC systems
- + Multiple large classrooms, lab space, administrative area, break room and lobby/reception area
- + High ceilings and plumbing throughout



SPECS	1000- 1026 MAXWELL STREET
SALE PRICE	\$1,300,000
NET LEASE INCOME (2016)	\$184,301.49
CAP RATE	14.1%
BUILDING SF	7,949
ACRES	2.35 acres or 102,454 SF
PARKING	5 : 1,000 rsf w/ expansion available

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LOCATION OVERVIEW

The Maxwell Street building has dramatic visibility to the 68,000 vehicles that travel I-25 daily. Located in the southeast submarket of Colorado Springs, Maxwell Street intersects with Highway 85, which runs parallel to I-25 and continues as a primary arterial south into the mainly military communities of Security and Fountain. Directly across I-25, a large Wal-Mart and Sam's Club retail shopping center is under construction, opening Fall 2015. Immediately north on I-25 is the World Arena, Tinseltown Theaters, a Target-anchored shopping center and multiple hotels and casual dining establishments.

- + A large driveway leads into the property from I-25
- + Generous parking is available and could be restriped for greater density
- + Ample land is available for constructing an additional building, expanded parking for a call center, or other high parking uses.
- + Left and right turns are possible at the stop light controlled intersection of Maxwell Street and Hwy 85



BUILDING PLAN

