



Colorado Springs  
Commercial

NAZARENE BIBLE COLLEGE  
FORMER CAMPUS FOR SALE  
1111-1147 ACADEMY PARK LOOP  
0 S MURRAY BLVD  
COLORADO SPRINGS, CO 80910



## Property Features:

This beautifully appointed college campus is home to six unique and well-maintained buildings including a spectacular chapel, large library, administrative buildings, as well as classroom and office spaces.

This property features many unique details including: stone inlay fireplaces, private reading room in the library, exceptional woodwork detailing, and stained glass windows.

The additional 23.44 acres is well-suited for a multi-family or high density housing development.

**Ideal uses include:** Non-Profit Organizations; Religious Institutions; Educational Facilities; Health and Rehabilitative Services; Retreat Campus; Multi-Family and/or High Density Housing



*For more information, please contact:*

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PROPERTY DETAILS	
AVAILABLE SPACE	Building 1: 13,881 SF
	Building 2: 11,256 SF
	Building 3: 17,024 SF
	Building 4: 8,585 SF
	Building 5: 10,718 SF
	Building 6: 11,693 SF
	<b>TOTAL BUILDING SIZE</b>
LAND AREA	Campus: 18.55 Acres
	Vacant Lot: 23.44 Acres
SALE PRICE	Campus: \$5,400,000/\$73.81 PSF
	Vacant Lot: \$3,727,000/ \$ 3.65 PSF
	Combined: \$8,600,000
ASSESSOR ID #	Campus: 6423301011
	Vacant Lot: 6423300023
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*Centrally-located in Colorado Springs, this beautiful campus can be sold as individual properties or as a portfolio. The combined properties contain 73,157 SF of available buildings and 41.99 Acres of land.*





CUSHMAN & WAKEFIELD

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Strickland Chapel



Library



Oliver Hall



Powers Hall



Williamson Center



Leist Hall



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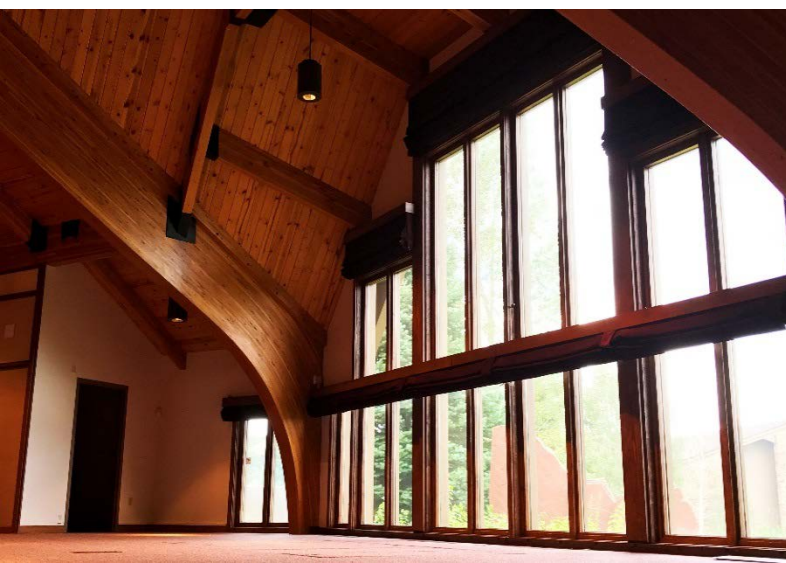
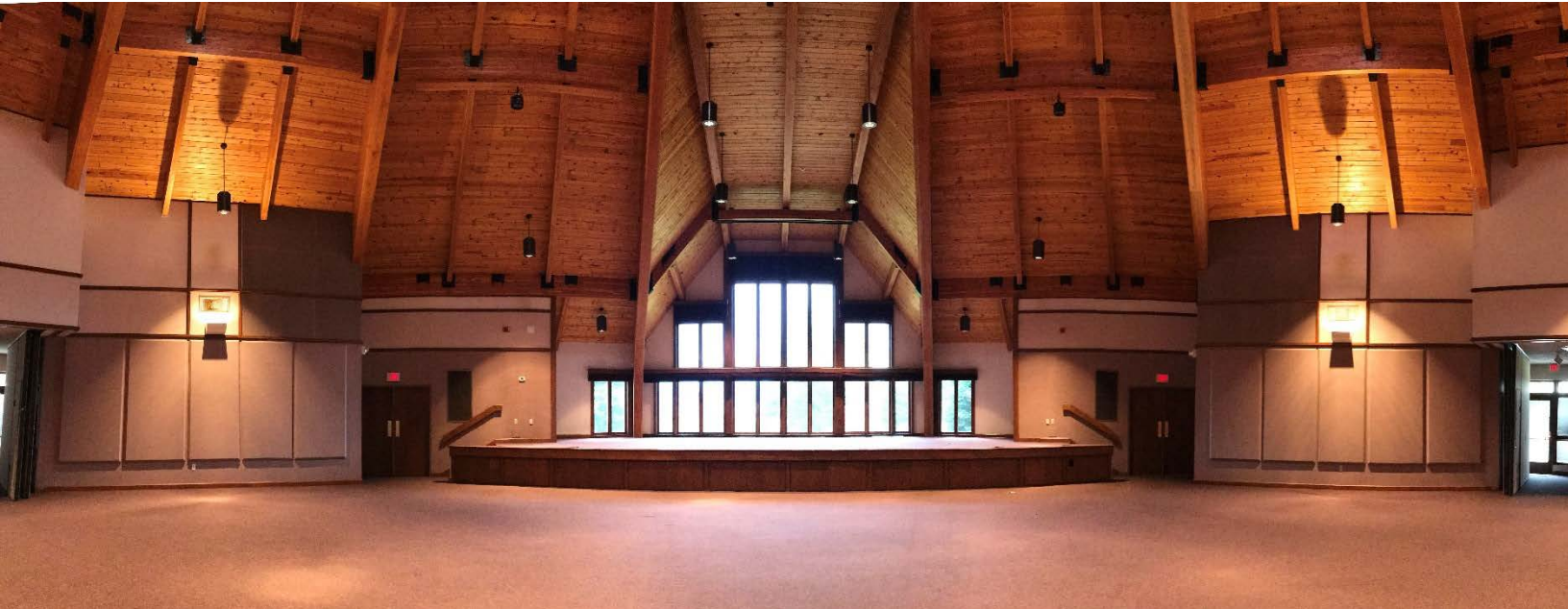
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>ESTIMATED POPULATION (2017)</b>	22,711	102,312	236,321
<b>AVERAGE HOUSEHOLD INCOME (EST. 2017)</b>	\$47,696	\$51,042	\$61,395
<b>TRAFFIC COUNT (ACADEMY BLVD. &amp; FOUNTAIN BLVD.)</b>	38,000 vpd		





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