

FOR SALE

# Old Colorado City

729-733 WEST COLORADO AVENUE, COLORADO SPRINGS, CO 80905

RETAIL

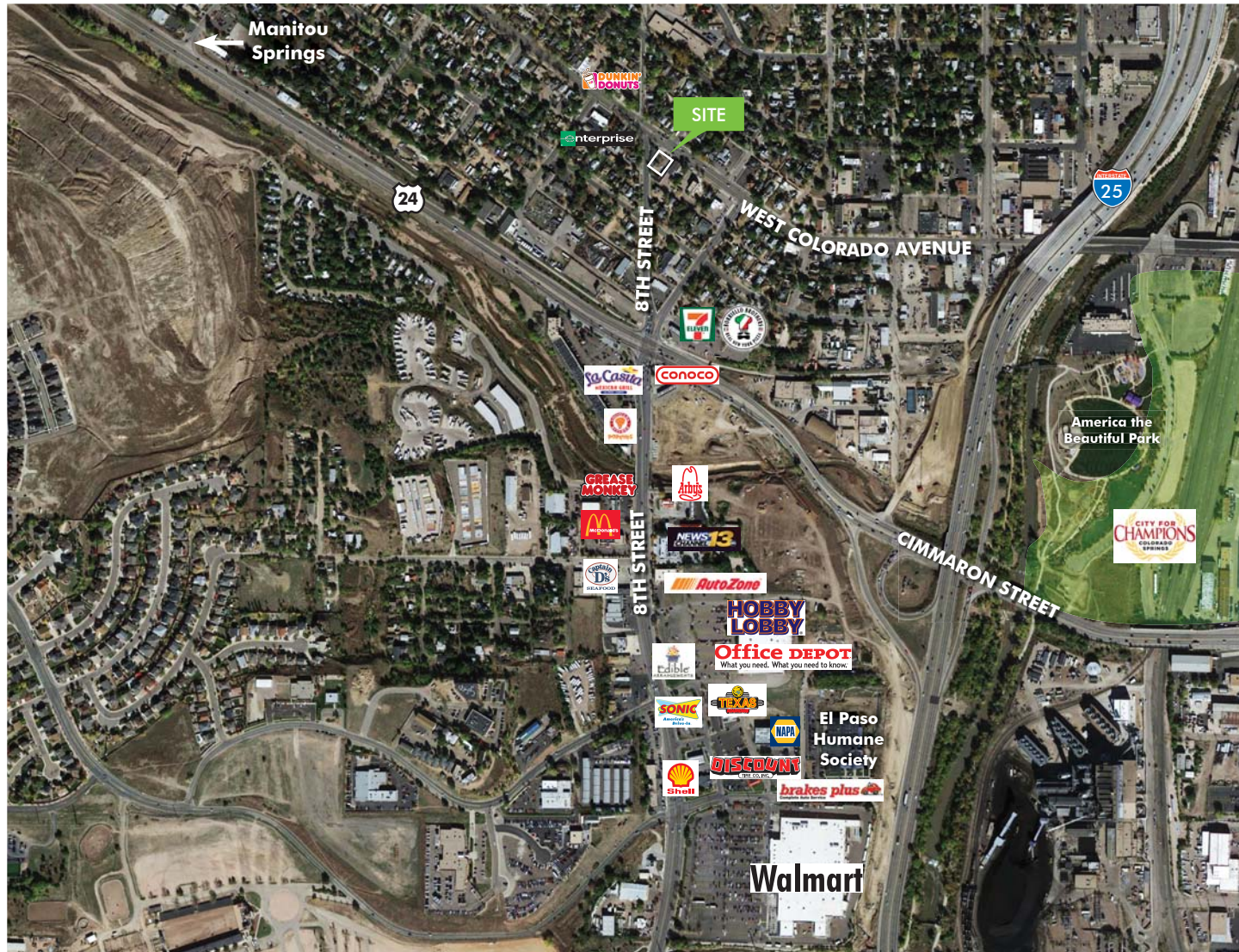
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RETAIL

RETAIL WITH ATTACHED RESIDENTIAL



## RETAIL/RESIDENTIAL COMBO

### RARE OPPORTUNITY IN A PRIME LOCATION!

- + Retail space with residential home attached for a total of 3,692 SF (est.)
- + Located on the corner of West Colorado Avenue and South 8th Street in the heart of Old Colorado City and western downtown
- + Near major shopping corridor at Hwy. 24 & South 8th Street with easy access into the mountains or straight into downtown, this is an incredible value-added location
- + Sales Price: \$400,000

### 2016 Demographics

	1 Mile	3 Mile	5 Mile
Population	8,648	77,939	193,046
Average HH Income	\$52,900	\$61,387	\$61,705
Households	3,982	37,236	85,573

### Traffic Counts

<b>S. 8th Street at West Colorado Avenue</b>	11,339
<b>Highway 24 and 8th Street</b>	37,000
<b>I-25 and West Colorado Avenue</b>	113,000

## CONTACT

### Patrick Kerscher

Senior Associate  
 +1 719 471 6045  
 patrick.kerscher@cbre.com

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## RETAIL STORE

1,372 SF (est.)

- + Retail building has two exterior entry doors facing busy West Colorado Avenue
- + Option to divide retail shop space into two separate storefronts each with separate bathroom
- + Shop is attached to the residential space with inside access entry door between the two
- + Split utilities between residence and retail shop space
- + Completely remodeled in 2003, New HVAC and wiring 2006, Bathroom renovation 2008, Furnace replaced 2016
- + Zoned C-5



## ATTACHED RESIDENTIAL

2/1/2 - 2,320 SF (est.)

- + Custom adobe mission style home includes large kitchen, family room with hardwood floors and wood beams throughout
- + Master bedroom, master bath with Jacuzzi tub, shower and additional 3/4 bath, plus second bedroom/study
- + Fenced side yard features covered patio with natural rock slab, rear yard with gated fence, and 2-car garage

