

FOR SALE
LAKE PLAZA BUSINESS PARK

1219
LAKE PLAZA DRIVE
 Colorado Springs, CO 80906



CONTACT

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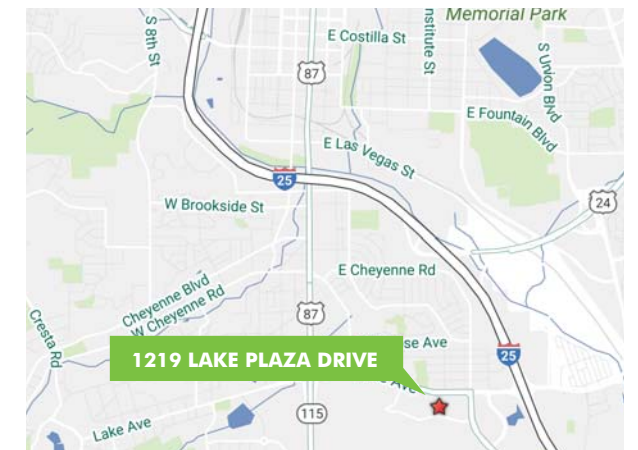


OPPORTUNITY OVERVIEW
INVESTMENT PROPERTY

\$544,500.00 (8 CAP)

This **fully-leased office property** has been updated and upgraded throughout. This one-story building in well-established Lake Plaza Business Park has great access from Lake Drive and Venetucci Boulevard. Cross easement, abundant parking and shared HOA maintenance fees that include insurance.

- + Three stable tenants occupy this building in varying lease terms
- + All suites, common entrances and restrooms have been upgraded and improved
- + All tenants pay their own separately metered utilities and janitorial service for a low maintenance investment property



- + Professionally managed HOA handles all exterior maintenance of business park properties including landscaping, snow removal, sprinkle system, and insurance

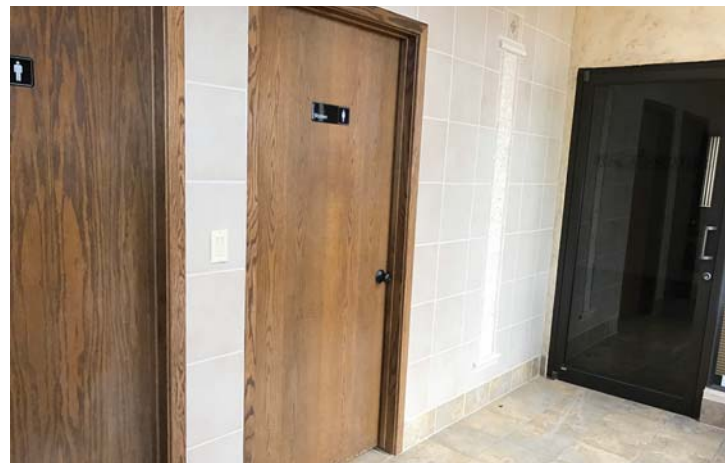
Contact broker for more information and proforma.

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Item	Description
YOC	1982
Building Size	5,309 SF
Land Area	24,120 SF or .55 acres
Three Tenants	Suite A: 800 SF Suite B: 2,345 SF Suites C & D: 2,164 SF
Net Operating Income	\$43,860.00
Annual Operating Expenses Including Property Tax	\$15,324.00
Sale Price	\$544,500.00 (8 CAP)
Occupancy	100%

