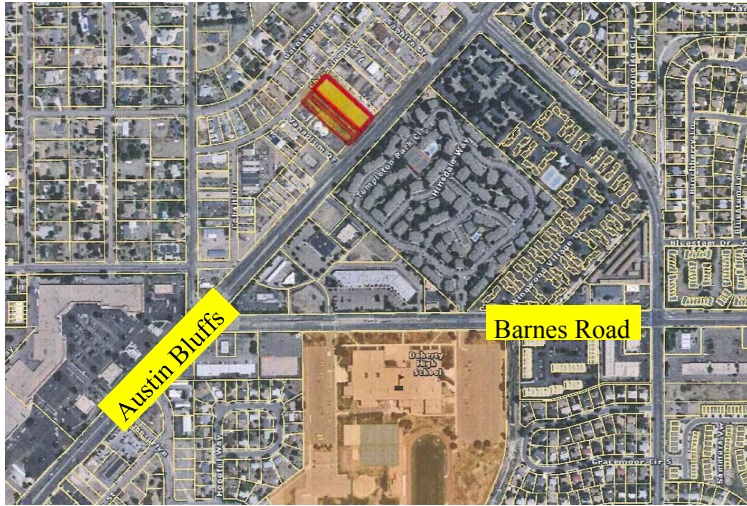


# For Sale

## 4 Platted Commercial Lots



New construction in the area



**PRICE REDUCTION \$600,000**

- Location:** Austin Bluffs Parkway and Chromium Drive
- Zoning:** County C-2 Commercial
- Tax I.D.:** (#63234-07-033 - 2 Lots), (63234-07-023- 1 Lot), (63234-07-022 - 1 Lot)
- Price:** 4 Lots - \$600,000
- Lot Sites:** Four Lot size - 200' x 378' (75,600 Sq. Ft.)
- Access:** Chromium Drive - Access to Austin Bluffs may be permitted with an approved Development Plan
- Utilities:** All utilities are available thru the city of Colorado Springs
- Information:** Completed improvements - Widening of Austin Bluffs Parkway, new curb, gutters and sidewalk
- Demographics:** Population 130,000 - Median Income \$70,000  
3 Mile Radius
- Traffic Counts:** Austin Bluffs Parkway 35,000 ATD
- Taxes:** 2018 Tax Year Total 4 Lots \$6,000/year



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Independently Owned and Operated

**George Jury and Bill Perry, Broker Associates**

411 S. Tejon Street

Colorado Springs, CO 80903

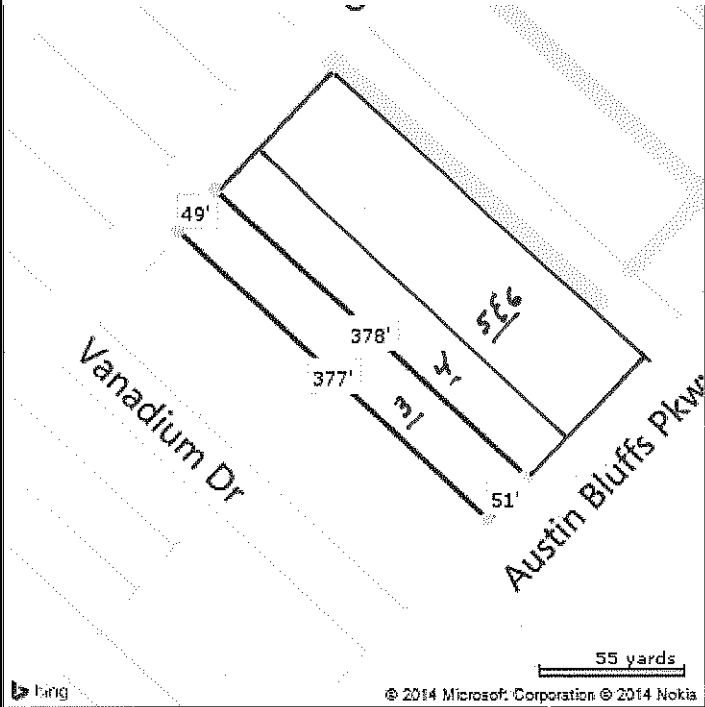
Office: 719.634.0500 George: Direct: 719.667.4320 Cell: 719.291.4931

Bill: Direct: 719.667.4303 Cell: 719.332.9330

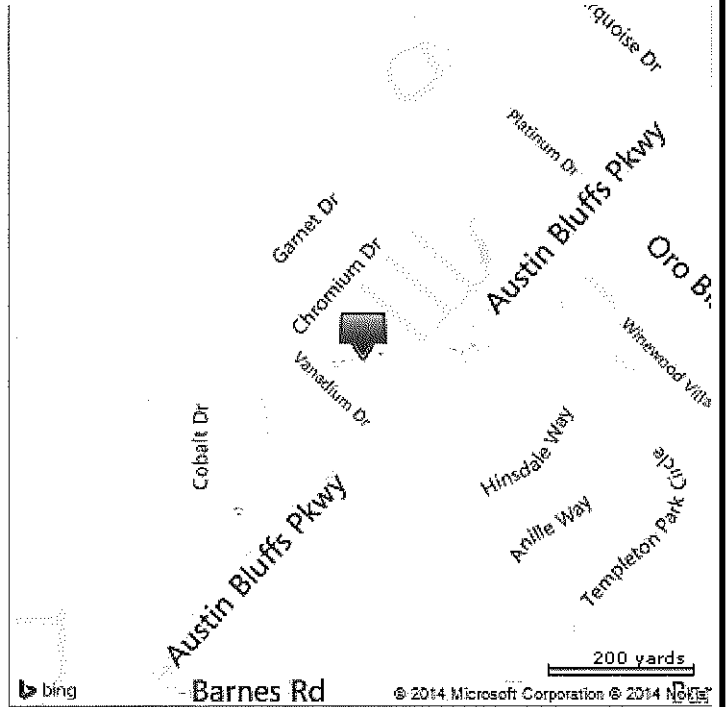
The information contained herein was obtained from sources believed reliable; however, WEICHERT, REALTORS® - Pikes Peak Group does not guarantee its accuracy. Prospective buyers should confirm all data to their own satisfaction.

If you have received this fax or email in error or wish to be removed from our list, please call 1.800.779.6337.

# Chromium Drive



\*Lot Dimensions are Estimated



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