

1202 N Academy

FOR SALE // Colorado Springs, CO 80909



Offering Summary

Sale Price:	\$500,000
Building Size:	361 SF
Lot Size:	15,113 SF
Cap Rate:	7.0%
NOI:	\$42,000
Year Built:	1970
Zoning:	R5, C5
Market:	Colorado Springs
Submarket:	South East
Traffic Count:	44,000

Property Overview

Corner lot with excellent visibility and access at Academy Blvd and Uintah. Small freestanding building with high parking ratio and is located within an Opportunity Zone and the Pikes Peak Enterprise Zone. 100% leased on a 5 year NNN lease with annual escalations, great investor buy with long term potential for redevelopment or owner occupancy, with immediate cash flow. Adjacent to The Commons, a new 4 story 120 unit affordable housing development immediately west of the site. Available as a stand alone investment, or can be purchased in tandem with 1222 N Academy.

For More Information

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