

1222 N Academy Boulevard

FOR SALE // 1222 N Academy Boulevard, Colorado Springs, CO 80909



Offering Summary

Sale Price:	\$600,000
Building Size:	1,512 SF
Lot Size:	17,847 SF
Price / SF:	\$396.83
Cap Rate:	5.56%
NOI:	\$42,000
Year Built:	1959
Zoning:	R5, C5, CU
Submarket:	South East
Traffic Count:	50,000

Property Overview

Corner lot with excellent visibility, high traffic counts, and access at Academy Blvd and Marion St. Freestanding building with high parking ratio and is located within an Opportunity Zone and the Pikes Peak Enterprise Zone, excellent potential for an investor. Currently has a 5-year lease in place with annual escalations. 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 1202 N Academy.

For More Information

Caleb David

PRINCIPAL/BROKER ADVISOR
caleb@davidcommercial.com
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