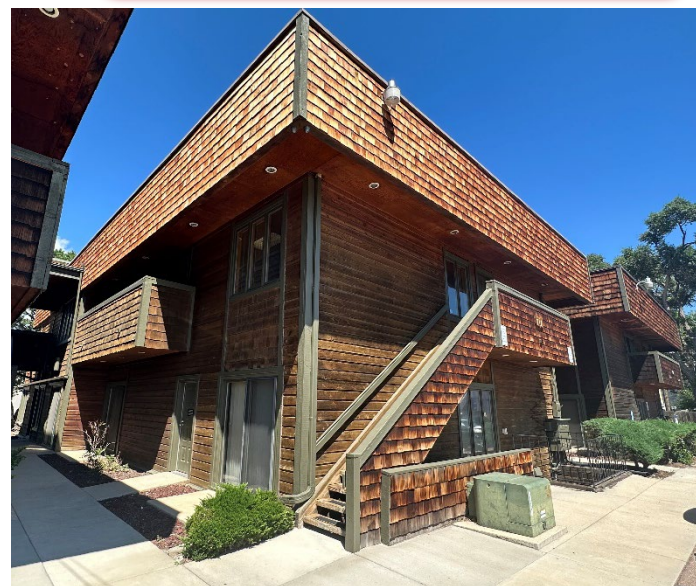


717 N Tejon Street  
Colorado Springs, CO 80903

**Reduced Price:**  
**\$1,050,000.00**

## Property Features

- Total Building Size:  $\pm$  7,820 SF  
Upper Level:  $\pm$  2,366 SF  
Main Level:  $\pm$  2,694 SF  
Garden Level:  $\pm$  2,760 SF
- Lot size: 10,266 SF
- Zoning: FBZ-T2A
- Year of Construction: 1980
- Tax Schedule No. 64073-06-012
- Estimated Property Taxes: \$9,184.49 (Due 2023)



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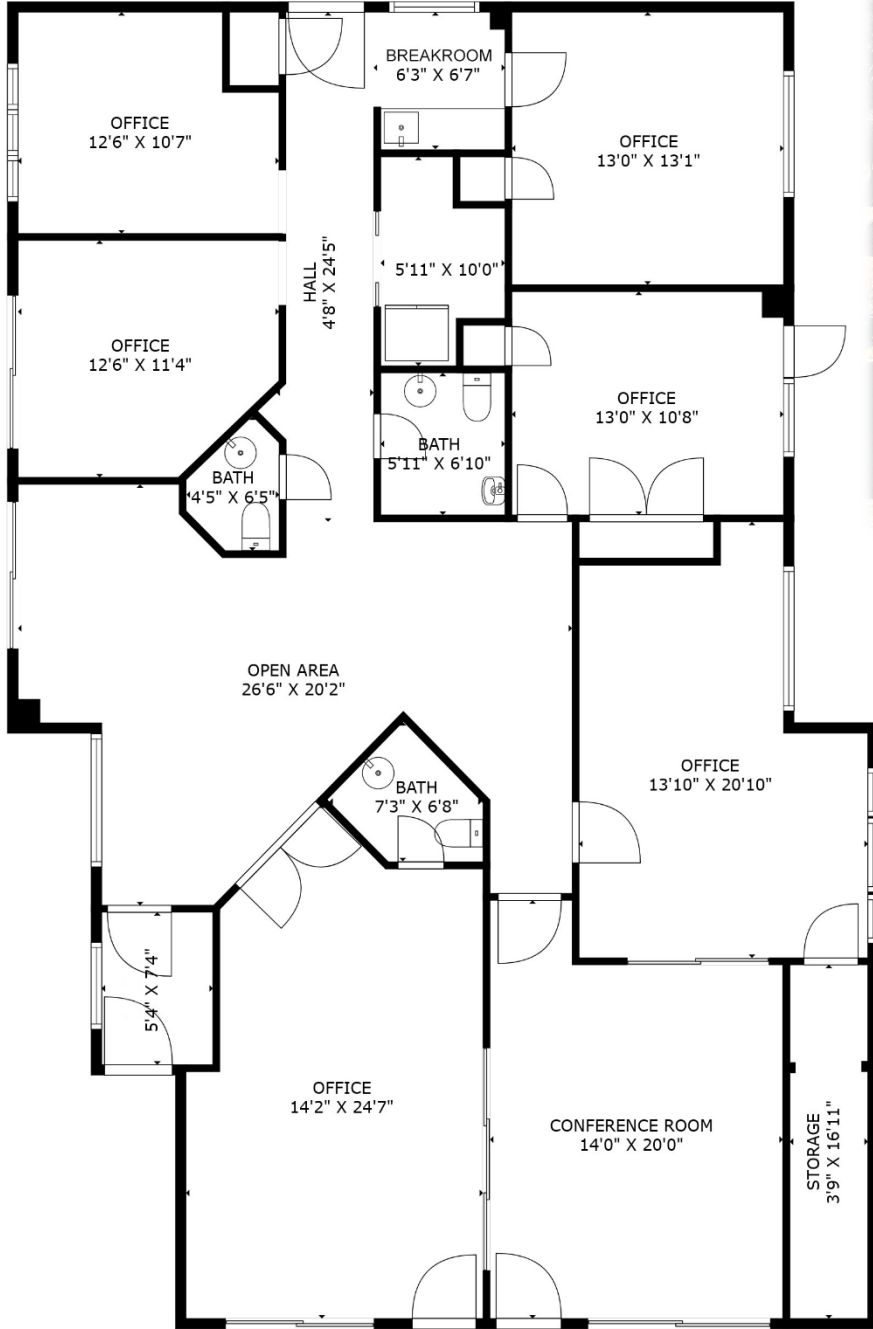
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### UPPER LEVEL ± 2,366 SF

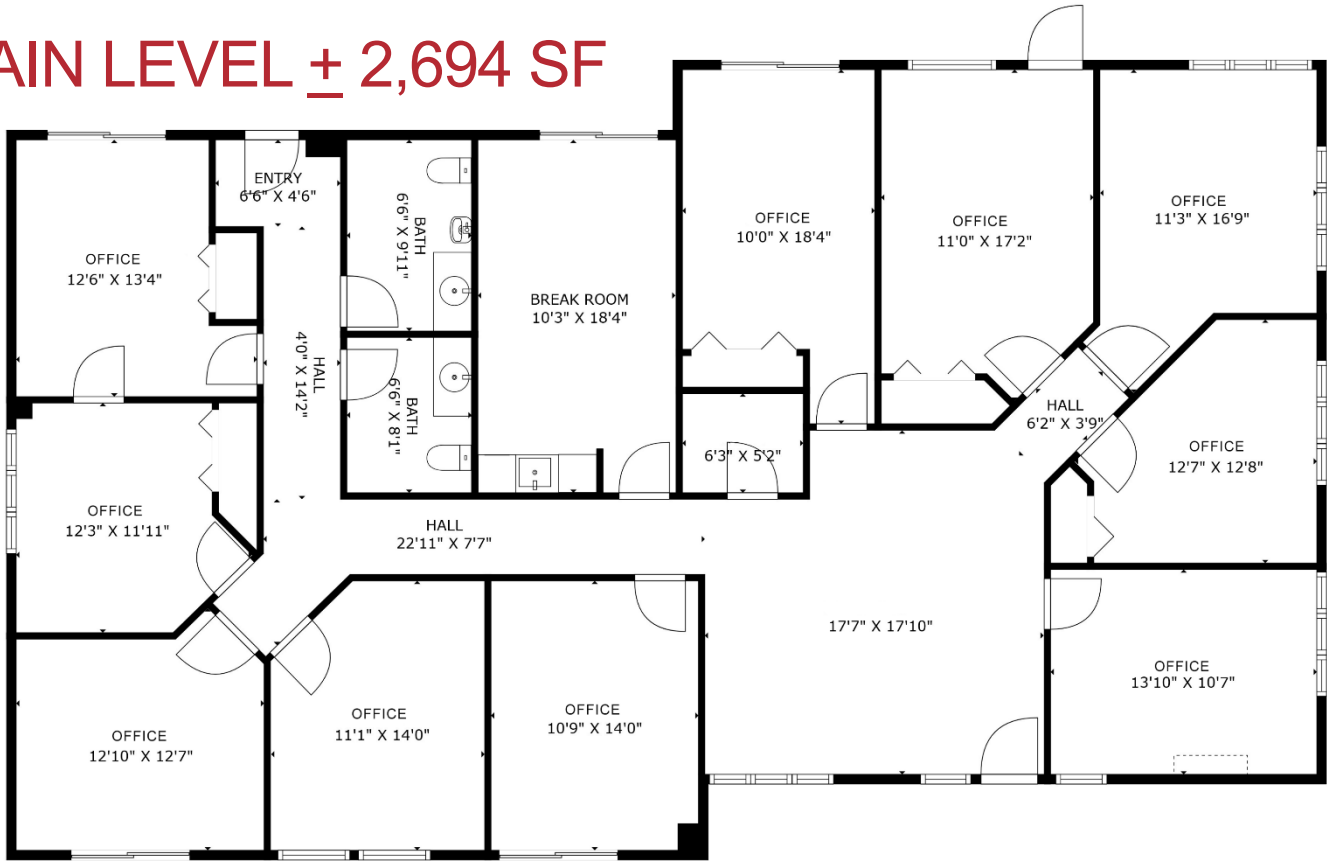


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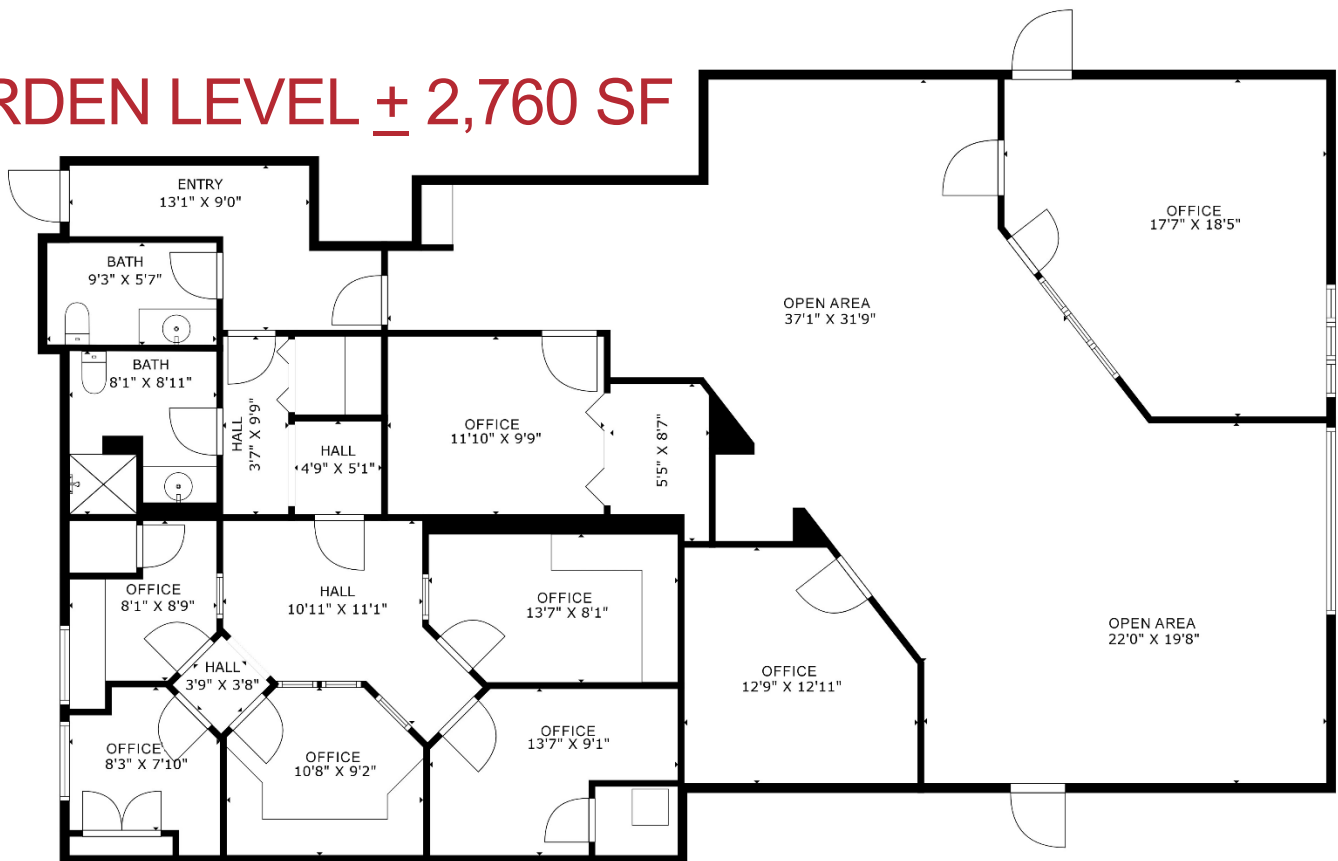
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### MAIN LEVEL ± 2,694 SF



### GARDEN LEVEL ± 2,760 SF





# NAI Highland MAP | DEMOGRAPHICS

Commercial Real Estate Services, Worldwide.



## Demographics

2023	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,443	100,784	232,728
<b>Households</b>	6,506	47,935	103,740
<b>Avg Hhld Income</b>	\$85,769	\$70,808	\$75,533
<b>Avg Home Value</b>	\$385,540	\$295,102	\$297,806

## Traffic Counts

	Vehicles Per Day
Tejon Street	5,064
N Nevada Ave & E Monument St	15,309

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