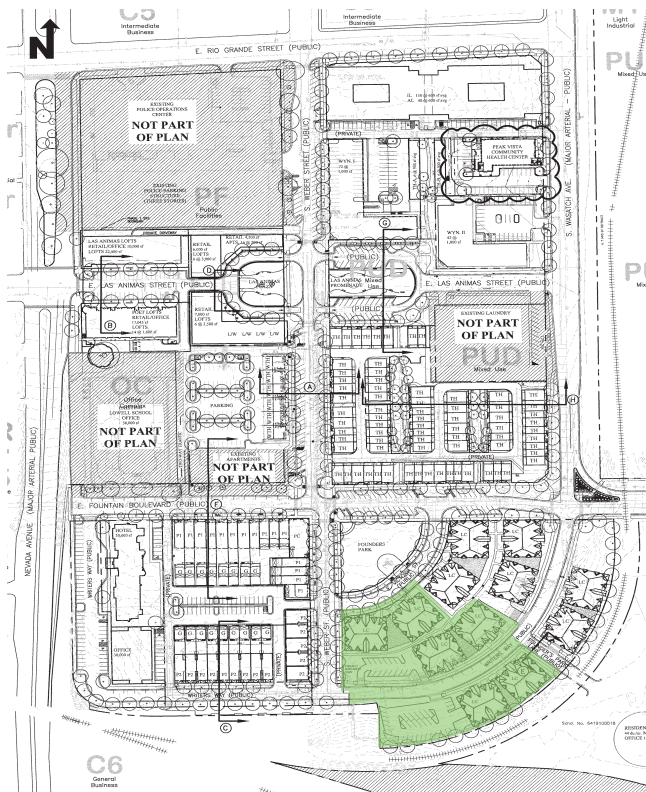


APARTMENT/MULTI-FAMILY SITE CENTRAL BUSINESS DISTRICT

Rio Grande St & S. Nevada Ave, Colorado Springs, CO 80903



DOWNTOWN RESIDENTIAL DEVELOPMENT OPPORTUNITY



Lowell Neighborhood - Traditional Mixed Use Neighborhood Development

- Approximately 2.0 acres adjacent to neighborhood park with excellent mountain views.
- Flexible PUD zoning for nearly all types of high-density (30+ units/acre) residential, senior housing, office and commercial uses. On-street parking approved.
- Approved master plan, zoning and concept plan. Only administrative approvals required (3 – 4 months) through City Planning to begin construction.
- Colorado Springs city services with all utilities stubbed to site.
- All off-site infrastructure complete to back-of-curb.
- All platting fees pre-paid.
- Property is adjacent to additional 7+ acres with similar zoning and improvements.

PRICE: \$1,350,000.00



JACK MASON

Senior Broker, Land

719.228.3631

jmason@quantumcommercial.com

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

APARTMENT/MULTI-FAMILY SITE CENTRAL BUSINESS DISTRICT

Rio Grande St & S. Nevada Ave, Colorado Springs, CO 80903

