

For Sale

701 E. Boulder Street & 325 N. El Paso Street



701 E. Boulder Street

Beautiful Victorian Property
Office / Residential
Size: +/- 2,838 SF
Lot: +/- .23 acres or 10,018 SF
Price: \$625,000
Built: 1893

325 N. El Paso Street

Charming Foursquare Property
Office / Residential
Size: +/- 1,183 SF
Lot: +/- .12 acres or 5,227 SF
Price: \$350,000
Built: 1898

Combined Total: \$975,000
4,021 SF with +/- 0.35 acres
or 15,246 SF
Zoning: PF R4 (Public Facilities,
Multi-Family Res)



Highlights:

- Prime Corner Lot
- Close Proximity to Downtown
- Fantastic Pikes Peak Views
- Located along the Shooks Run Trail
- Ample on-site parking (paved east side of property), with additional free street parking
- Extremely well maintained
- Good sized lot with playground / yard area
- Completely remodeled Victorian
- Nice mix of offices, open space, & break rooms

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101 N Cascade Avenue, Suite 200 | Colorado Springs, CO 80903
719.590.1717 main | 719.634.0404 fax | quantumcommercial.com



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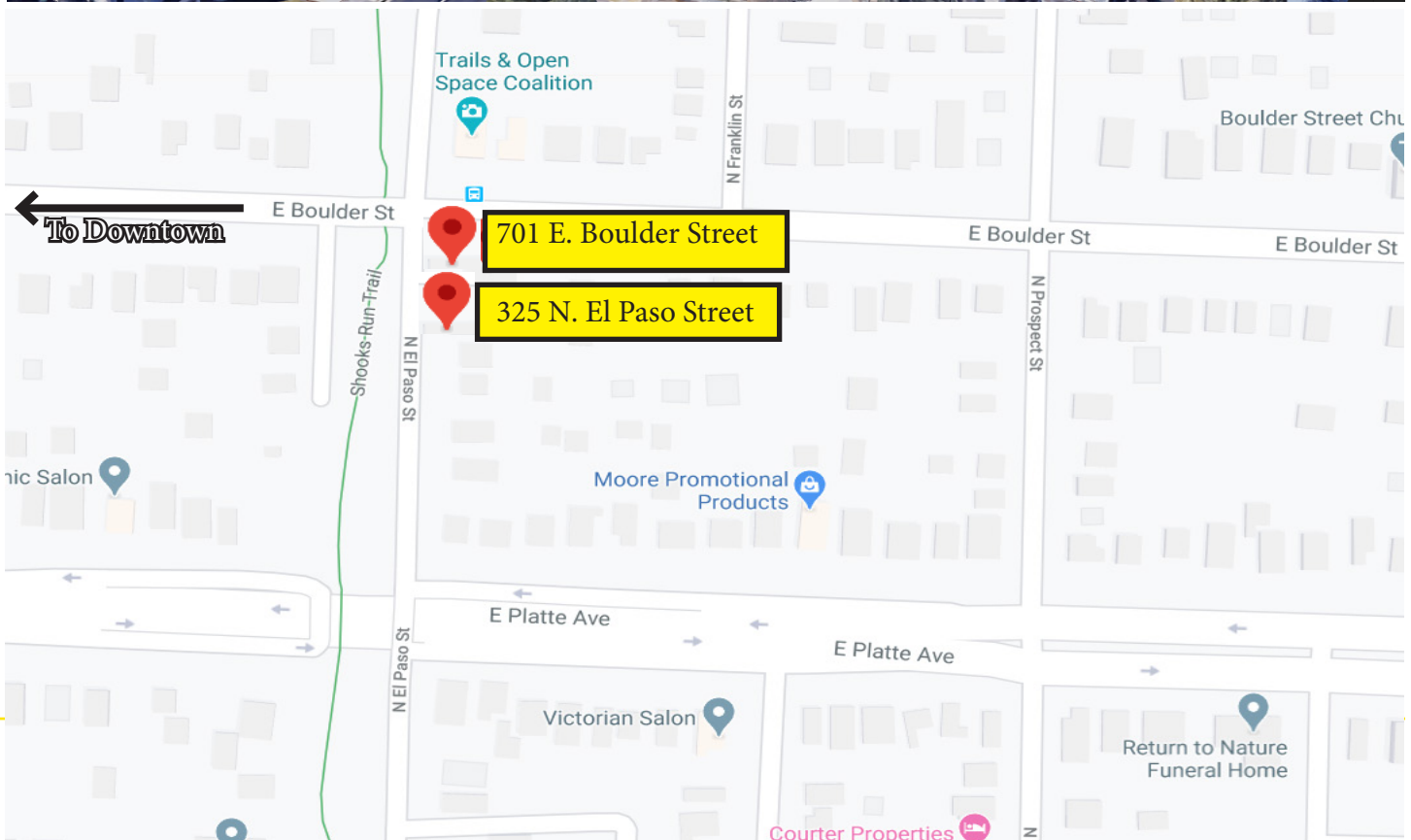


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