

# OFFICE BUILDING FOR SALE

3707 - 3709 Parkmoor Village Drive, Colorado Springs, CO 80917

**OFFICE BUILDING - INVESTMENT SALE - 8% CAP RATE!**



## OVERVIEW

3707 and 3709 Parkmore Village Drive offers two, well maintained office buildings for sale. Both buildings are very clean and fully leased. They are single story buildings with multiple, private entrances. The buildings are centrally located and have easy access to North Academy Boulevard.

## HIGHLIGHTS

- Sale Price: \$1,016,000
- Type: Office Investment
- Cap Rate: 8%
- NOI: \$81,316.00
- Price Per Square Foot: \$99.46



**Sale Price:**

**\$1,016,000**



**Building Size:**

**10,220 SF  
(Combined)**



**Lot Size:**

**40,075 SF**



**Zoning:**

**OC UV**

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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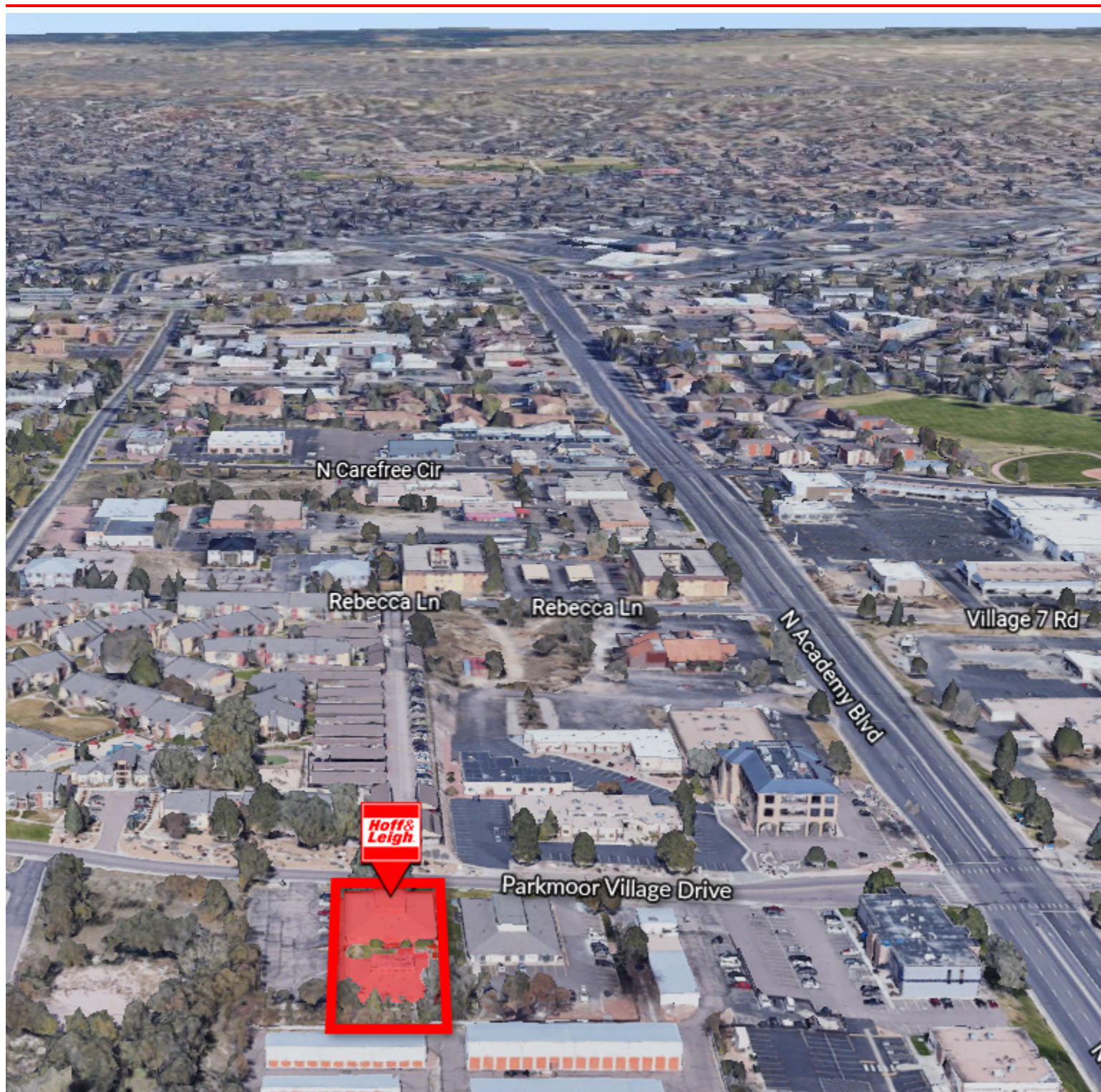
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