

FOR SALE - Mixed Use Investment Property

3030 N Hancock Avenue, Colorado Springs, CO 80907



100% Leased

PROPERTY HIGHLIGHTS

- 2 Residential Units/2 Office/Retail Units
 - Excellent Rental History
 - Great location just north of Fillmore
 - Ample on-site parking
 - Well Maintained
- New roof scheduled for Sept 2020
Updated Electrical Panels
New Furnaces
Updated Landscaping
Parking Lot Upgrades
New AC in Office/Retail Units

Price: \$525,000

PROPERTY INFORMATION

Building:	3,760 SF +/-
Land:	.22 acres
Zoning:	R-5 (Residential)
Parking:	15 on-site spaces
NOI:	\$33,296 (2020 Est.)
Cap Rate:	6.34%

[Click Here For Virtual Tour](#)

See link for virtual tour. Do not disturb tenants.

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