

FOR SALE

618-620 N TEJON STREET, COLORADO SPRINGS, CO 80903



OWNER/USER OR INVESTMENT OPPORTUNITY

Available for purchase for the first time in almost 20 years

Property Highlights

- Prime location in the Greater CBD
- Located one block south of Colorado College and the new Robson Area
- Excellent street appeal and visibility
- High quality tenant finish
- Parking - up to 23 on-site spaces
- Walking distance to banks, retail and restaurants

Offering Summary

Sale Price:	\$2,700,000
Price Per SF:	\$218 PSF
Lot Size:	0.22 AC (Approx. 9,500 sf)
Building Size:	12,378 SF +/-
Zoning:	FBZ-T2A (Form Based Zoning - Transition Sector 2)
YOC:	1952

[Click Here For Virtual Tour](#)

See link for virtual tour. Do not disturb tenants.

MARY FRANCES COWAN, CCIM
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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.

Quantum Commercial Group, Inc
Commercial Real Estate Solutions

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Offering Summary

Sale Price:	\$2,700,000
Price Per SF:	\$218 PSF
Lot Size:	0.22 AC (Approx. 9,500 sf)
Building Size:	12,378 SF +/-
Current Net Rentable:	10,355 SF
Main Level:	6,055 SF (Net Rentable)
Second Level:	4,395 SF (Net Rentable)
Average Floor Plate:	6,189 SF
Zoning:	FBZ-T2A (Form Based Zoning - Transition Sector 2)
YOC:	1952
Parking:	9 on-site parking spaces plus approx. 14 additional spaces as per a perpetual parking easement
Parcel Number:	6407308008
Submarket:	Greater CBD
Current Occupancy:	Approximately 79% based on current net leasable area
Cap Rate:	6.3% (Current occupancy plus projected income from two vacancies)



Approximately 3,500 SF immediately available for an owner/user with the opportunity to absorb additional space in the near future.

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