

For Sale & For Lease

15 Iowa Avenue, Colorado Springs, CO 80909



Great Owner/User Opportunity!

Highlights

- Stand-alone building
- Currently designed to be a bar/restaurant
- High ceilings
- Open floor plan
- Flexible use
- Could be a bar/restaurant, or general office or retail
- Large windows

Property Specifications



Location: Just north of Pikes Peak Avenue & South Bijou Street



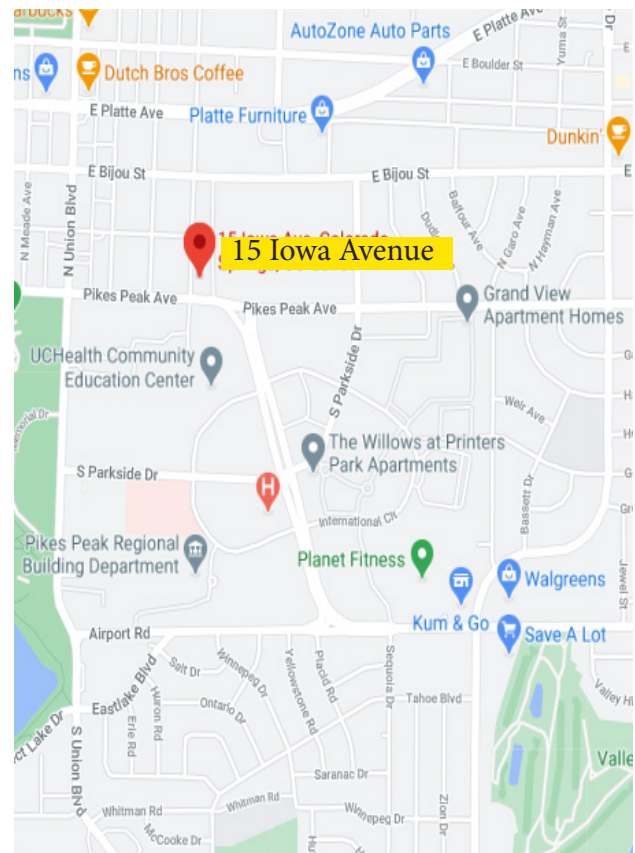
Building Size: 2,000 SF
Lot: 7,750 SF



Zoning: C-6 (General Business)
Parking: on the west & east sides of the building



Asking Price: \$450,000
Asking Lease Rate: \$3,000 per month



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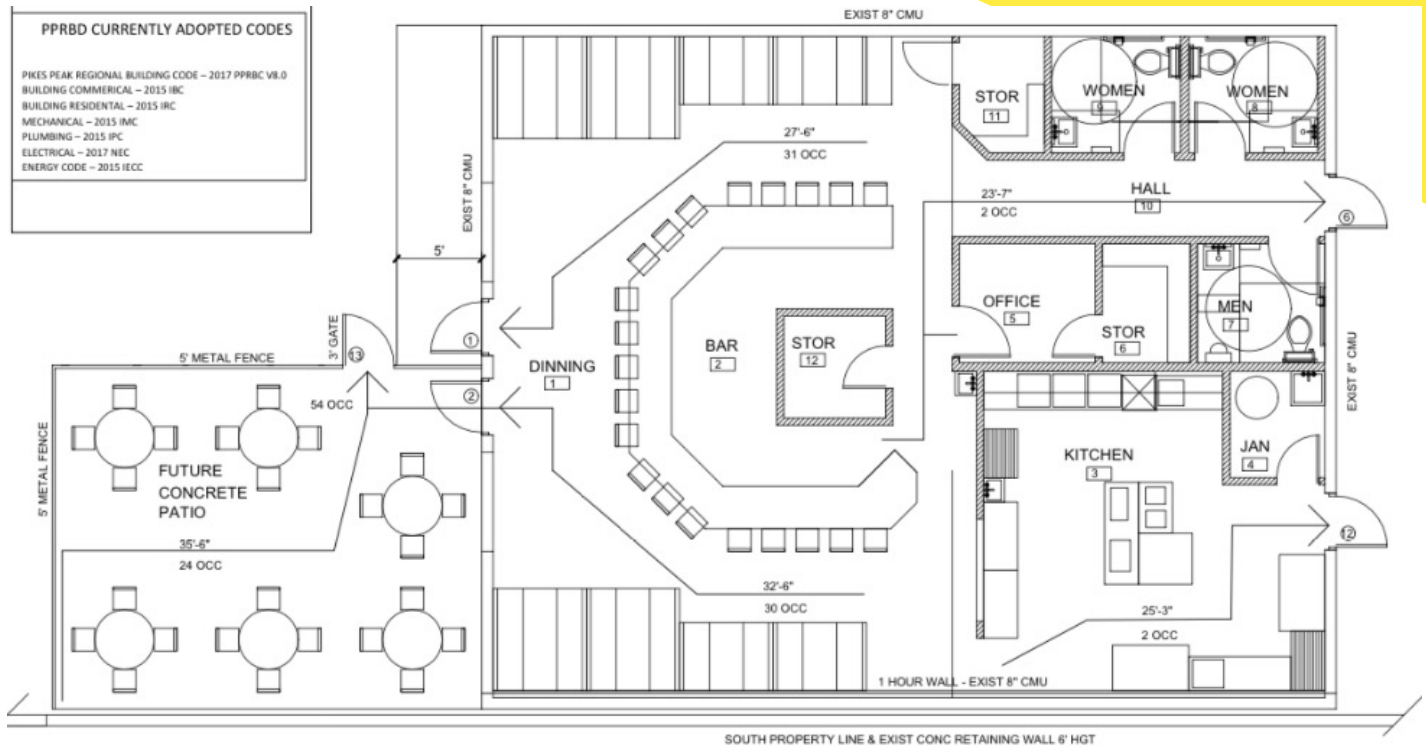
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Concept Plan



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