

# For Sale & For Lease

3404 W. Colorado Avenue, Colorado Springs CO 80904



## Highlights

- Stand-alone Retail Building
- Completely Remodeled
- Great Exposure & Visibility
- Updated Landscaping & On-Site Parking
- High-End Interior Finish
- Sits Above Grade

**Great Owner/User Opportunity!**

## Property Specifications



Location: Northwest corner of 34<sup>th</sup> Street & Colorado Avenue



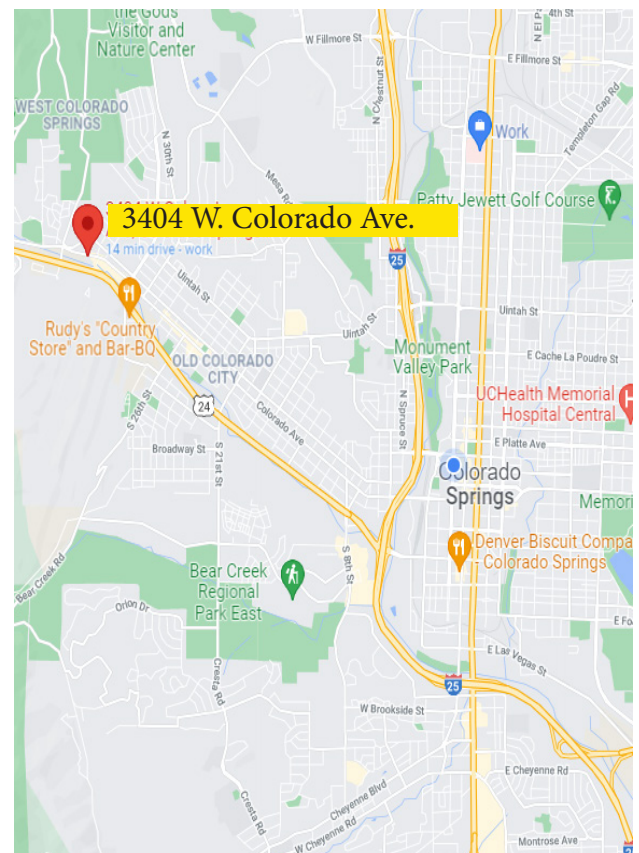
Building Size: 1,023 SF  
Site Size: 5,740 SF



Zoning: C-5 SS (Intermediate Business-Stream Side)  
Parking: onsite – back side of lot



Asking Price: \$267,250  
Asking Lease Rate: \$12 PSF NNN



ANDREW OYLER  
Office & Investment  
719.228.3605  
aoyler@quantumcommercial.com

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