

For Sale & Lease - **Price Reduced!**

15 Iowa Avenue, Colorado Springs, CO 80909



Highlights

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

Property Specifications



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



Building Size: 2,000 SF
Lot: 7,750 SF
Space: Currently in shell condition



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



Asking Price: **\$350,000** ~~\$450,000~~
Asking Lease Rate: \$2,500 per month plus utilities



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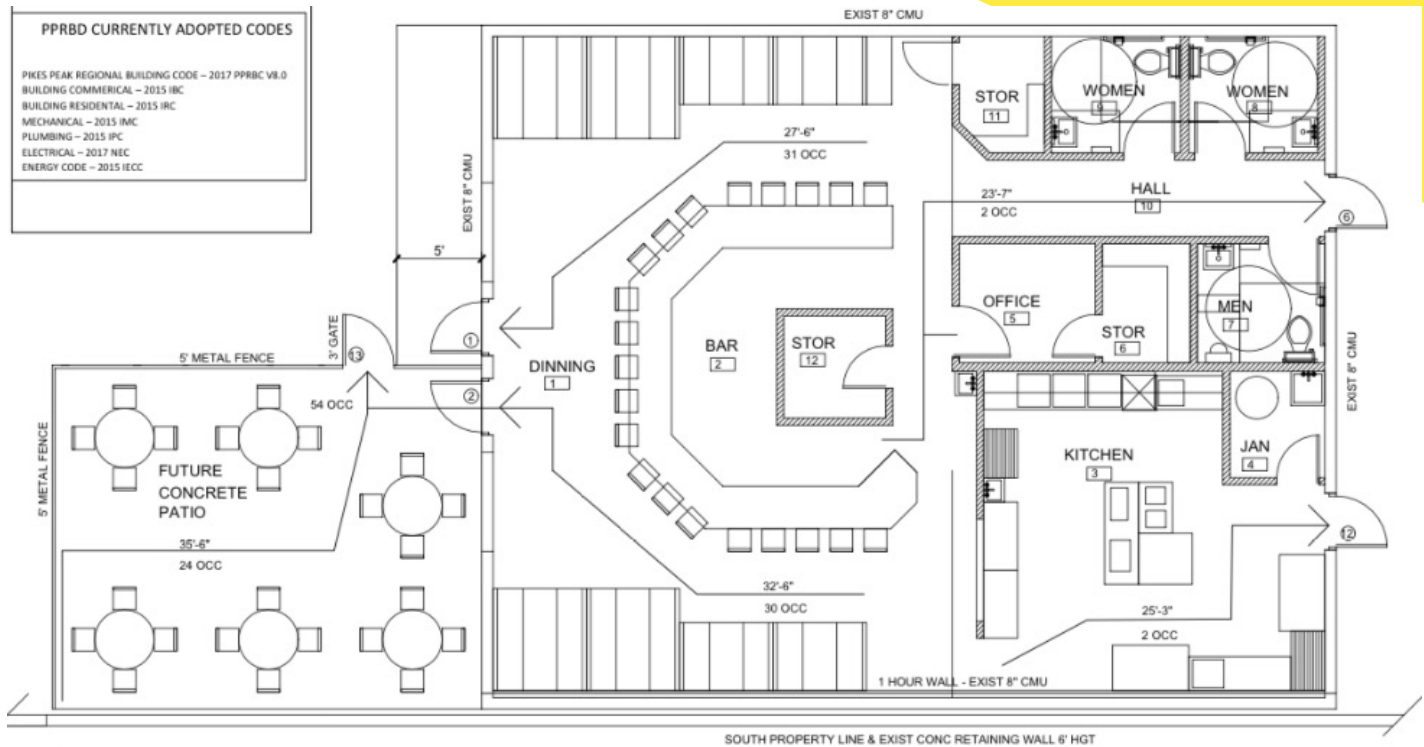
104 S. Cascade Avenue, Suite 201-A | Colorado Springs, CO 80903
719.590.1717 main | 719.634.0404 fax | quantumcommercial.com



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Seller's original concept plan,
but this building could be general retail or office.



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