

Significant Price Reduction
Asking Price \$599,000 ~~\$750,000~~

South Tejon Street



Restaurant Building for Sale

currently a restaurant, but was a coffee shop in the past

1019 South Tejon Street, Colorado Springs, CO 80903

ASKING PRICE **\$599,000 ~~\$750,000~~**

BUILDING SIZE 2,039 SF

PROPERTY HIGHLIGHTS

- Prime location just south of the Central Business area & close to I-25 & Ivywild
- Two (2) patios: on the east side & back side of the building
- On-site parking lot
- High level of visibility on Tejon St
- Monument sign

PROPERTY SPECIFICATIONS

Building Size: 2,039 SF
Floors: Single story
Land Area: 10,332 SF
Year Built: 1937
Zoning: FBZ T-1
Parking: In front & back of building

ANDY OYLER

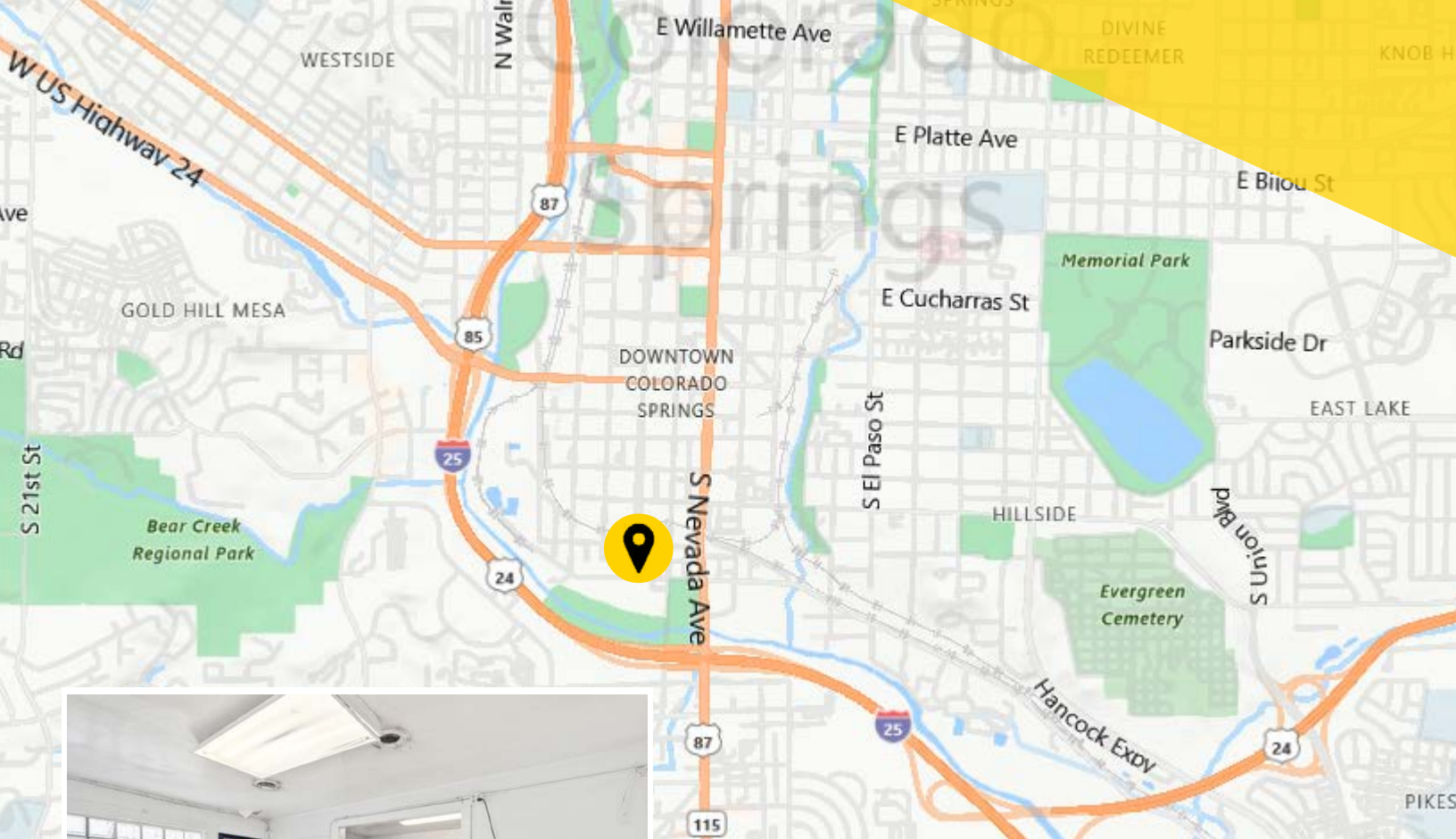
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**SCAN TO VIEW
THE PROPERTY WEBSITE**





DEMOGRAPHICS (2024)

	2 MILES	5 MILES	10 MILES
POPULATION	28,000	132,985	482,057

TRAFFIC COUNTS (2022)

S Tejon St & E Las Vegas St 9,391 Vehicles Per Day



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