



# RESIDENTIAL / RETAIL INLINE UNIT FOR SALE

2518 W Colorado Ave, Colorado Springs, CO 80904

SALE PRICE **\$1,305,000** ~~\$1,350,000~~

BUILDING SIZE **4,500 SF**

## PROPERTY OVERVIEW

Prime opportunity to acquire a 4,500-SF retail/residential property situated in the heart of Old Colorado City, Colorado Springs. This property offers significant potential for owner-users or investors seeking a presence in this historic district.

## PROPERTY HIGHLIGHTS

- **Heavy Daytime Retail Foot Traffic & Popular Visitor Area**
- **High Visibility Location:** Located directly on West Colorado Avenue, the property benefits from substantial foot and vehicle traffic, enhancing business exposure.
- **Street-Level Access:** The property features convenient street-level entry, making it easily accessible to customers.
- **Historic District:** Situated in Old Colorado City, the area is renowned for its rich history and vibrant community, attracting both locals and tourists.
- **Onsite Parking:** Three (3) onsite parking stalls
- **Street Parking:** Ample street parking is available, accommodating patrons and contributing to the property's accessibility.
- This property represents a unique chance to secure a versatile space in one of Colorado Springs' most cherished neighborhoods.
- Tenant in place on the main level

**SCAN TO VIEW  
THE PROPERTY WEBSITE, AN  
INTERACTIVE 3D TOUR & MORE**



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**Onsite Parking Lot  
(3 parking stalls)**





Site

West Colorado Avenue

South 29th Street

W Colorado Ave



**PROPERTY SPECIFICATIONS**

- Building Size:** 4,500 SF
- Floors:** Two (2) Stories
- Year Built:** 1949
- Zoning:** C-6, CU
- Parking:** Three (3) onsite parking stalls & ample street parking

**DEMOGRAPHICS**

	2 MILES	5 MILES	10 MILES
2020 POPULATION	29,448	139,980	487,456
2024 POPULATION	30,165	142,502	490,618

**TRAFFIC COUNTS**

West Colorado Avenue & South 25th Street 30,000 VPD



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