

612-616 NORTH TEJON STREET FOR SALE

Owner/User or Investment Opportunity



PRICE IMPROVEMENT



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PROPERTY WEBSITE**



612-616 NORTH TEJON STREET **FOR SALE**

Office/Commercial Building located in the Central Business District



- Two-story office/commercial building
- Extensive interior and exterior upgrades
- 100% leased to three (3) tenants



- Excellent street appeal and visibility
- High quality tenant finish

TOTAL GBA 5,000 SF

YEAR BUILT 1979

LAND AREA 0.22 AC (approx. 9,500 SF) on two parcels

ZONING FBZ-T2A (Form Based Zoning - Transition Sector 2)

PARKING Ten on-site spaces plus street parking

SALE PRICE ~~\$1,600,000~~ Now offered at \$1,350,000



- Prime location in the Greater CBD
- Located one block south of Colorado College and the new Robson Arena
- Walking distance to banks, retail and restaurants

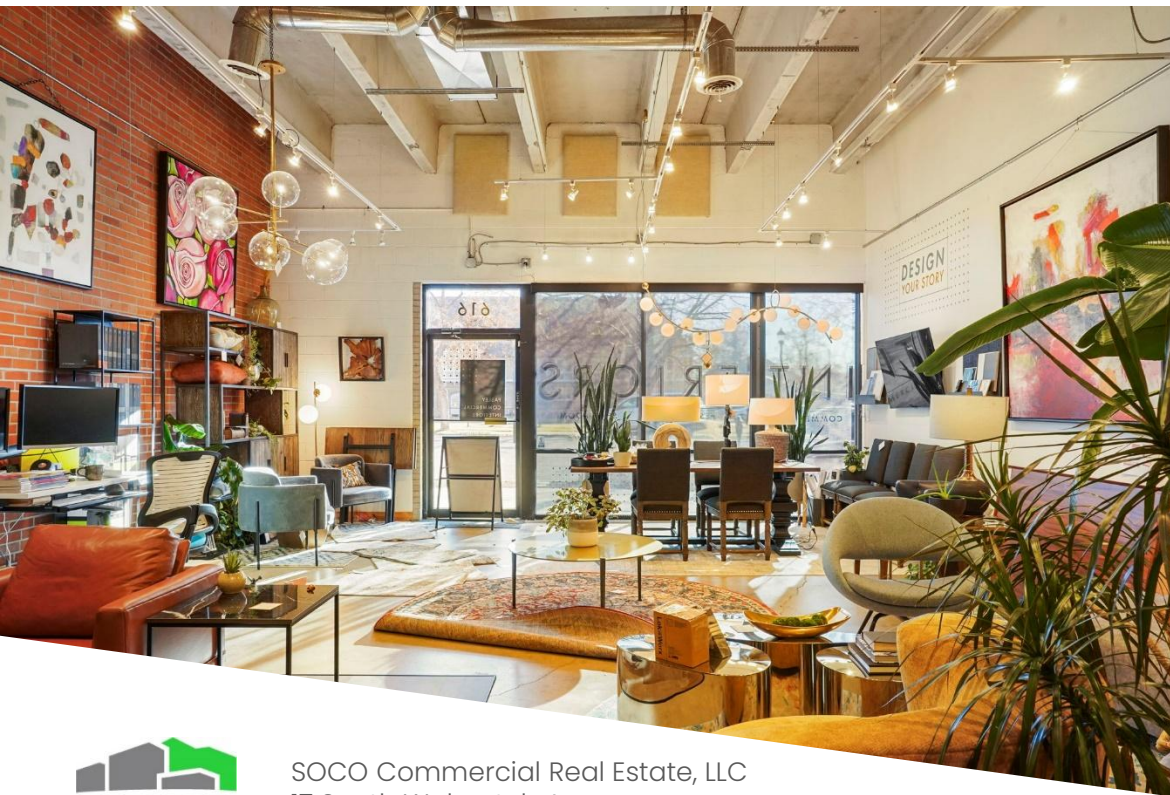
DO NOT DISTURB TENANTS

**Downtown
Colorado Springs**



North Tejon Street

SOCO



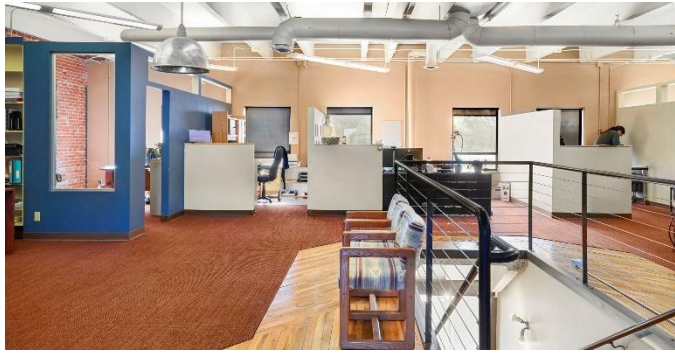
High End
Finishes



SOCO Commercial Real Estate, LLC
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Colorado Springs, CO 80903
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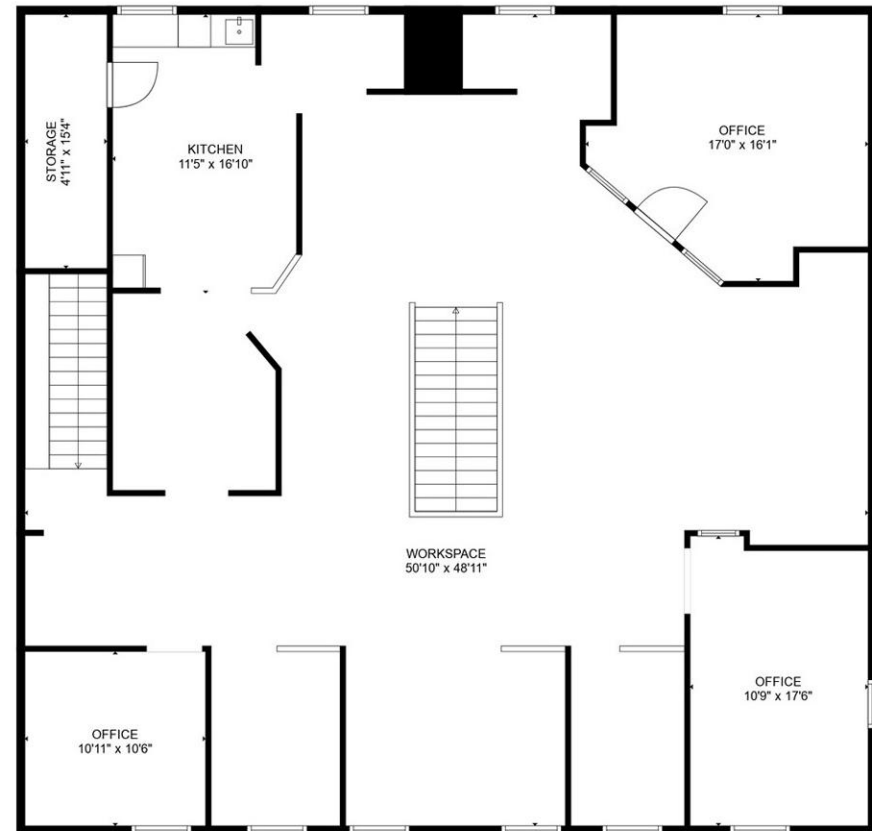
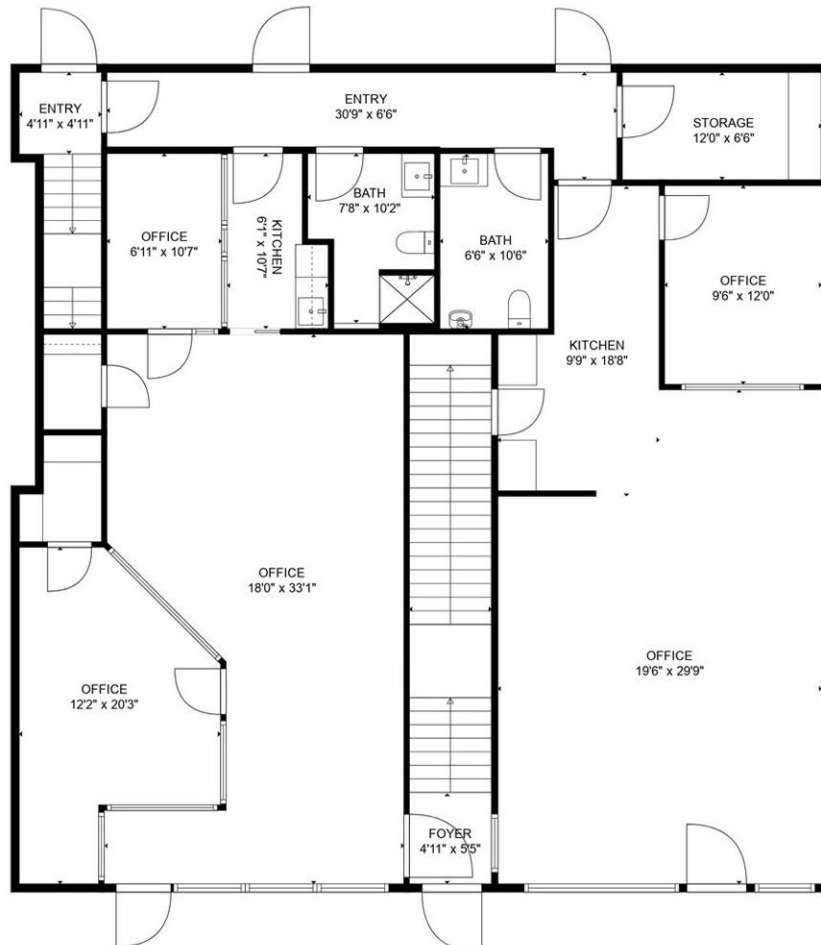
To view more property photos & a location map, please visit our property website:

<https://soco.aryeo.com/sites/612-n-tejon-st-colorado-springs-co-80903-8179192/branded>



First Floor

Second Floor



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