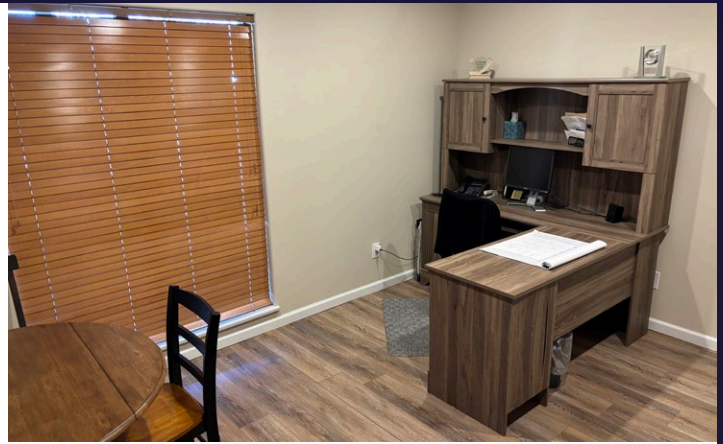


213 E CACHE LA POUUDRE ST

COLORADO SPRINGS, CO 80903



2,112 SF
FOR SALE



PROPERTY HIGHLIGHTS

Perfectly situated near Downtown Colorado Springs, I-25, and Colorado College, this property offers convenience and accessibility. The building features fresh interior finishes and a modern build-out, providing a professional and inviting workspace for a variety of businesses. With its prime location and turnkey condition, this property is ideal for owners or investors seeking a high-quality office space in a vibrant, central location.



2,112 SF
BUILDING SIZE



\$781,000
SALE PRICE



.16 AC
LOT SIZE



5:1,000 SF
PARKING RATIO



1973/2022
YEAR BUILT/RENOVATED



C5 (Intermediate Business)
ZONING



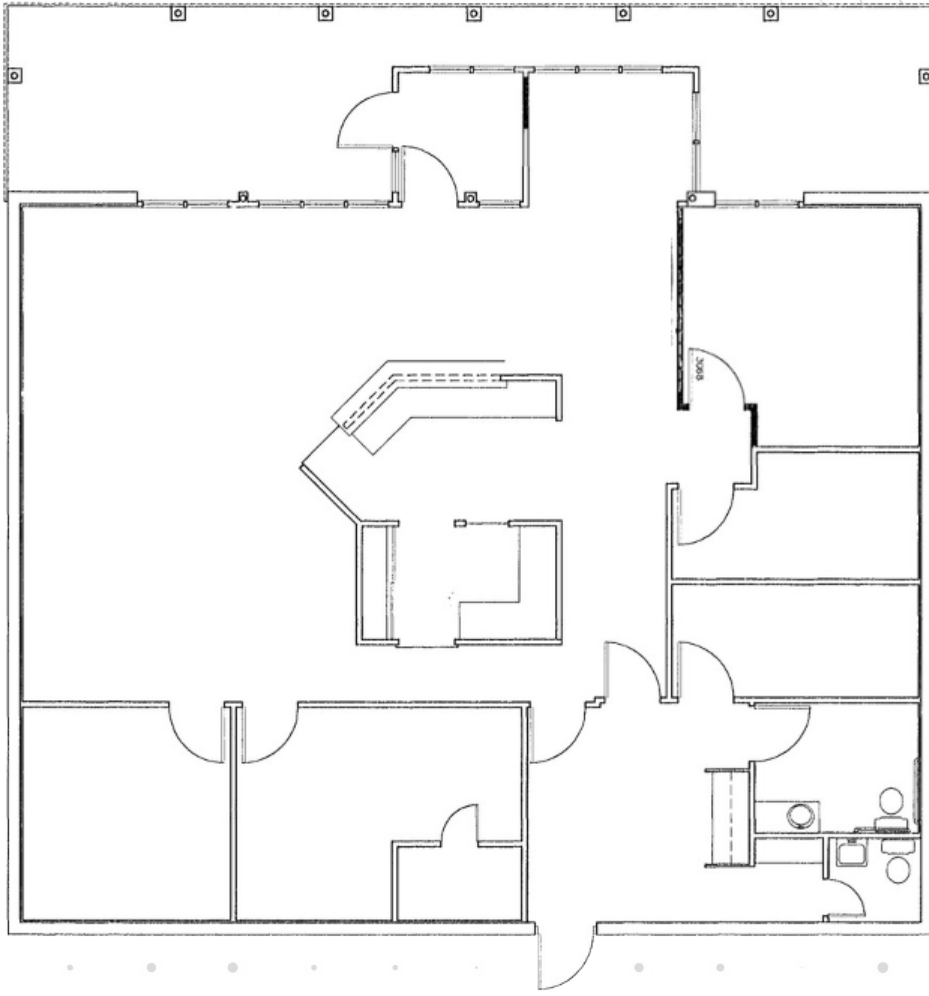
100 AC. CAMPUS
2,173 ENROLLED STUDENTS

E CACHE LA POUFRE ST



HOME TO THE
COLORADO COLLEGE
TIGER HOCKEY TEAM

N NEVADA AVE - 18,273 VPD



FLOOR PLAN

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,686	45,886	100,604



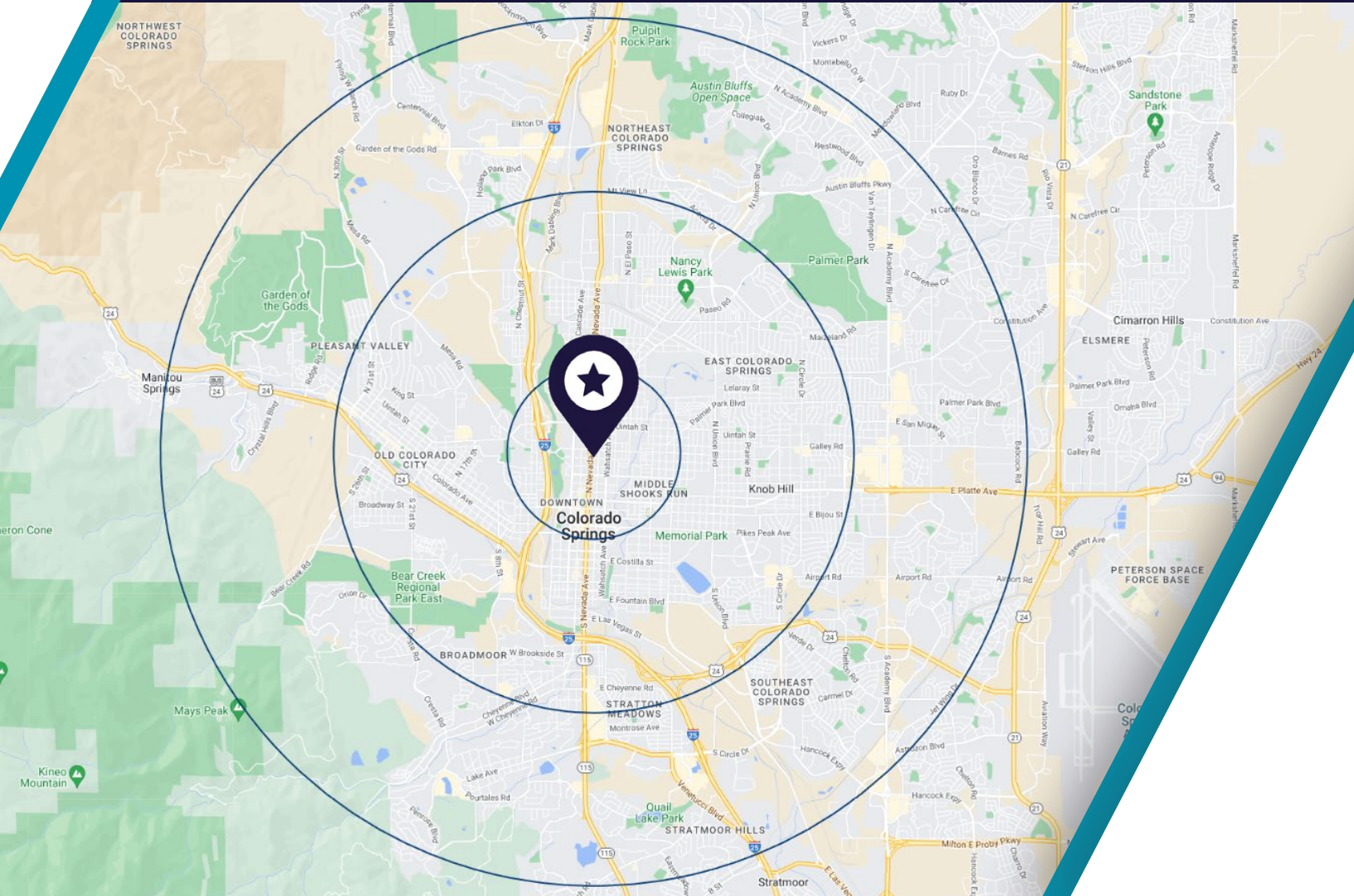
POPULATION

1 MILE	3 MILES	5 MILES
14,944	102,353	237,575



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$92,387	\$77,217	\$80,031



For more information, please contact:



Colorado Springs Commercial

PATRICK KERSCHER
Sr Managing Director
+1 719 418 4065
patrick@coscommercial.com

90 S Cascade Ave. Suite 1150
Colorado Springs, CO 80903
+1 719 634 1500
coscommercial.com

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