



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 2414-2416 W CUCHARRAS ST

COLORADO SPRINGS, CO 80904



5,407 SF **FOR SALE**

# BUILDING HIGHLIGHTS

This property features a well-designed layout with 4,200 SF of shop space, 1,207 SF of office space, including 8 vehicle bays, overhead doors on each end to allow a drive-thru alley with parking to the front, rear and south side. The shop area is heated by a waste oil heater, supplemented by two natural gas heaters and one swamp cooler for added comfort. The office space offers heat and A/C for year-round usability. The property includes a total of three restrooms—two in the shop and one in the office and a convenient break area and small kitchen for employees.



**5,407 SF**  
BUILDING SIZE



**1977**  
YEAR BUILT



**\$1,622,100**  
PROPERTY SALE PRICE



**.17 AC**  
LOT SIZE



**L1**  
ZONING

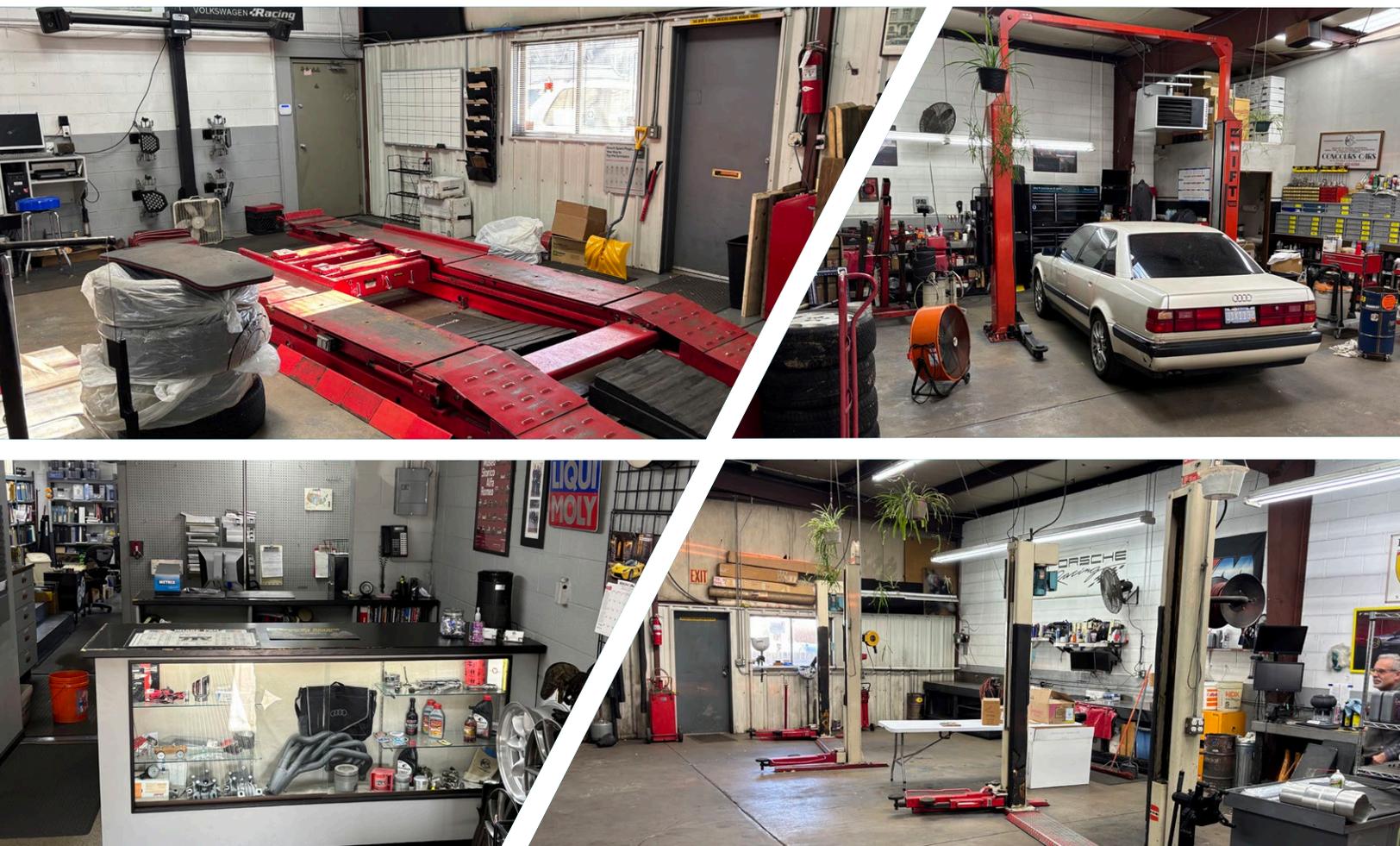


**\$300,000**  
FF&E PRICE  
(Furniture, fixtures, and equipment)

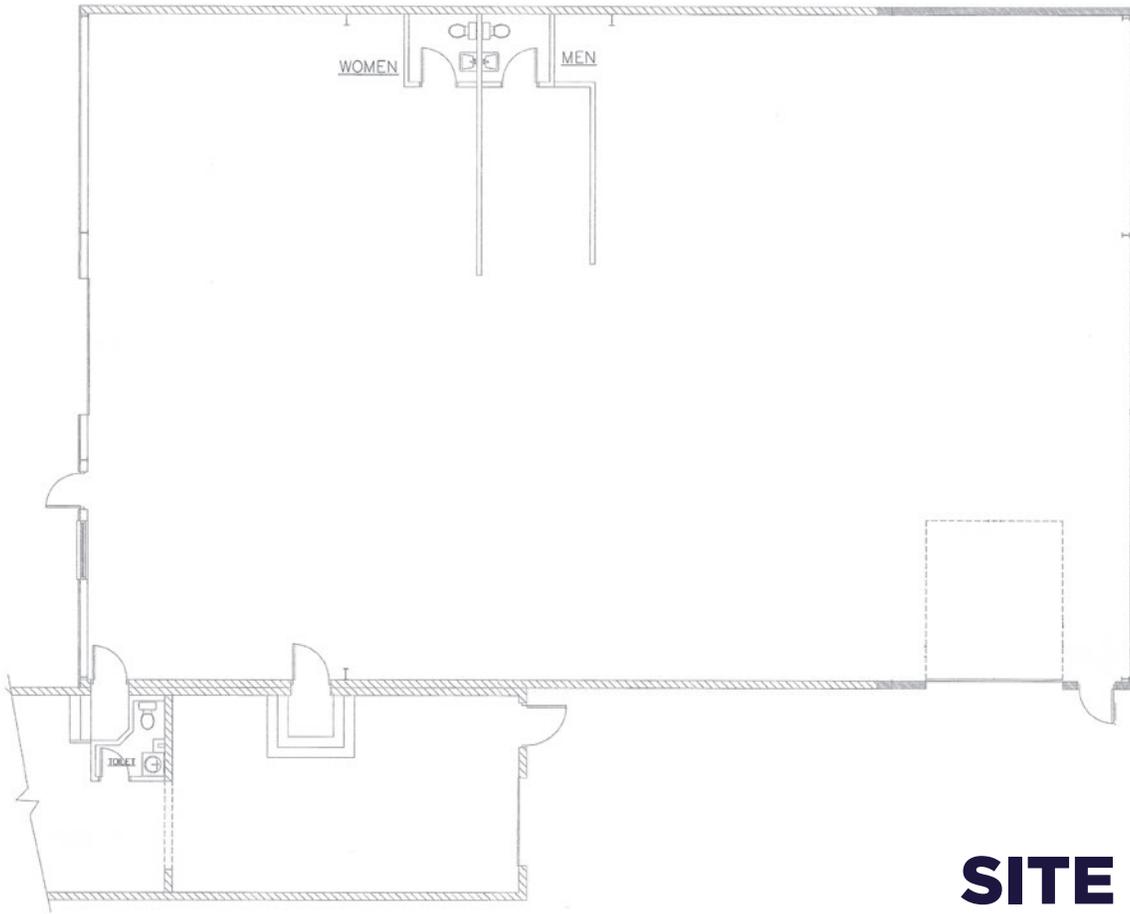


**14'**  
CLEAR HEIGHT

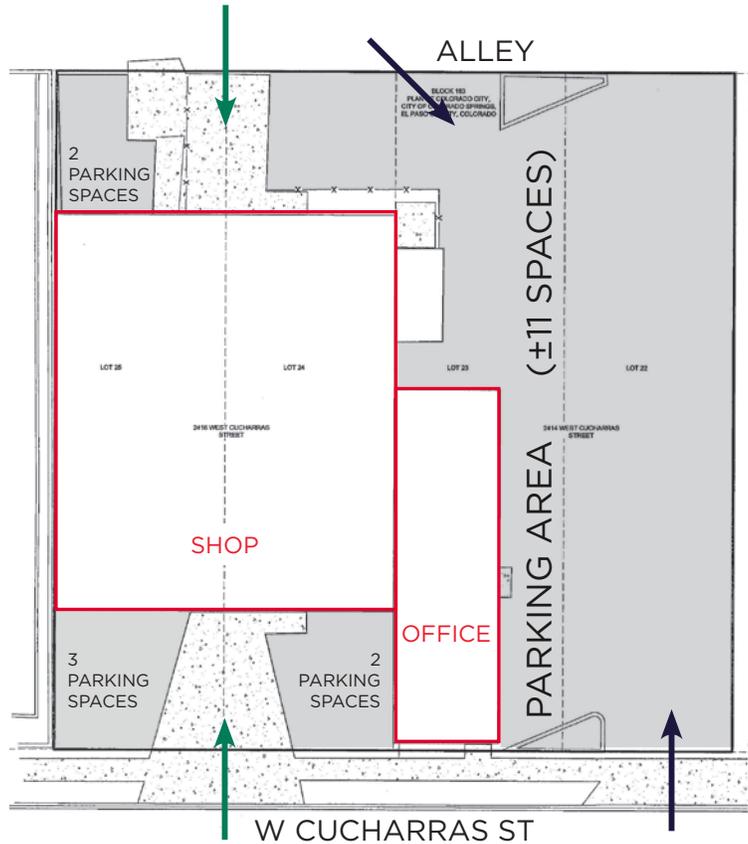
- (3) Three 5,000lb Koni lifts
- (2) Two 7,000lb AIM Lifts
- Alignment Rack
- Tire mounting and balancing equipment
- 500 gal. exterior above ground oil tank (in containment tub)



# FLOOR PLAN



# SITE PLAN



# DEMOGRAPHICS



## HOUSEHOLDS



## POPULATION



## AVG. HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	5,025	28,190	65,505
POPULATION	10,422	60,419	143,967
AVG. HOUSEHOLD INCOME	\$80,966	\$92,522	\$86,826



**Colorado Springs  
Commercial**

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