



FOR SALE | OFFICE CONDO #120

#120
1,200 SF

1965

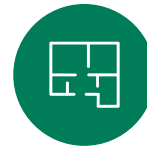
DOMINION WAY

COLORADO SPRINGS, CO 80918

1965 DOMINION WAY #120 offers a rare opportunity to purchase a small office condominium within a quiet, well-maintained professional office park in Colorado Springs. Ideally suited for an owner/user, the property provides an attractive alternative to leasing, allowing a business to establish a permanent location, build equity, and gain greater control over long-term occupancy costs.

The suite offers a practical and professional office environment that can accommodate a variety of small businesses and professional service users. Affordable monthly association costs help keep ownership expenses manageable, making this an appealing option for companies looking to transition from renting to owning without taking on more space than they need.

Conveniently located just off Academy Boulevard, the property benefits from easy access to one of Colorado Springs' primary north-south thoroughfares. The central location provides strong connectivity to surrounding residential neighborhoods, employment centers, retail, dining, and everyday business services, while maintaining the quieter setting of an established office park.



SQUARE FEET
1,200 SF



YEAR BUILT
2004



AVAILABILITY
IMMEDIATE



ZONING
MX-M



ASKING PRICE
\$383,999

EXPENSES (ESTIMATED)

TAXES: \$375/MO **INSURANCE: \$50/MO**
HOA: \$300/MO **UTILITIES: \$200/MO**



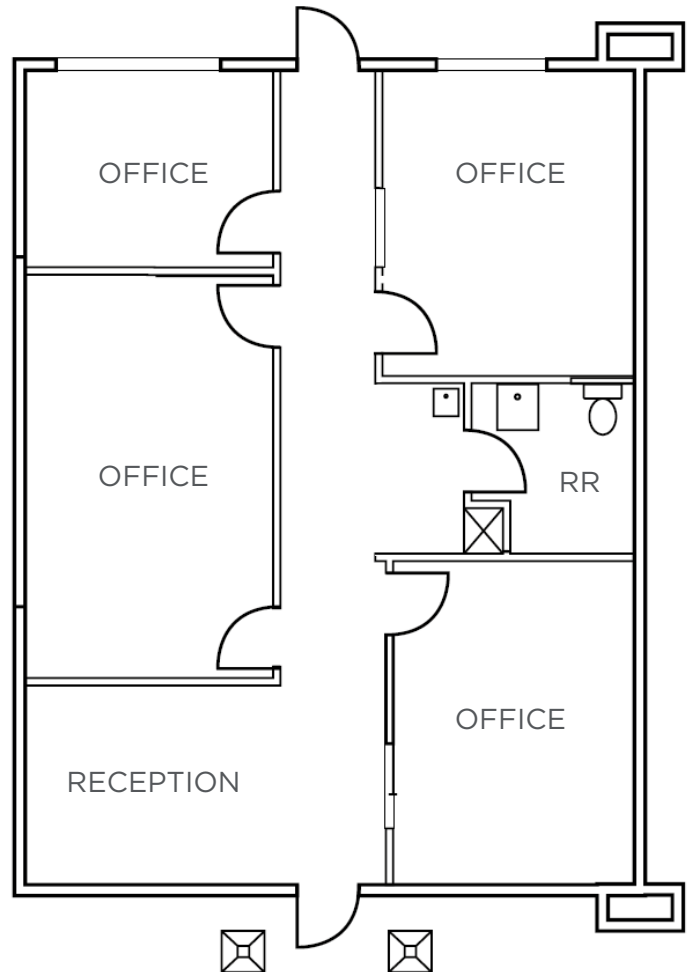
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Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

FLOORPLAN





DEMOGRAPHICS



HOUSEHOLDS

1 MILE

5,591

3 MILES

36,429

5 MILES

95,378



POPULATION

1 MILE

13,339

3 MILES

89,448

5 MILES

238,615



AVERAGE HOUSEHOLD INCOME

1 MILE

\$99,176

3 MILES

\$113,834

5 MILES

\$117,689



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