

INDUSTRIAL/WAREHOUSE



FOR SALE

305 & 309 SOUTH HANCOCK AVENUE
COLORADO SPRINGS, CO 80903



COLE UNDERWOOD

Broker Associate

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4272 Promenade Drive Suite 100
Colorado Springs, CO 80920

PROPERTY INFORMATION

SALE PRICE:	\$535,000.00
BUILDING AREA:	1,291 SF
LAND AREA:	0.29 AC
ZONING:	MX-M
YEAR BUILT:	1957
DRIVE INS:	2

PROPERTY DESCRIPTION

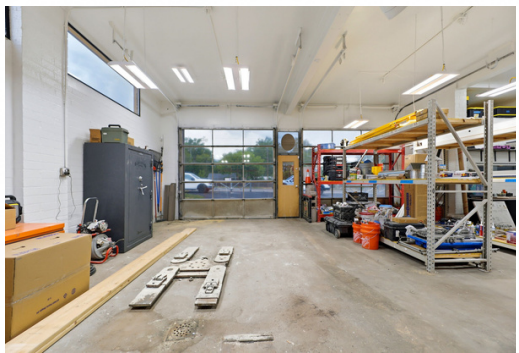
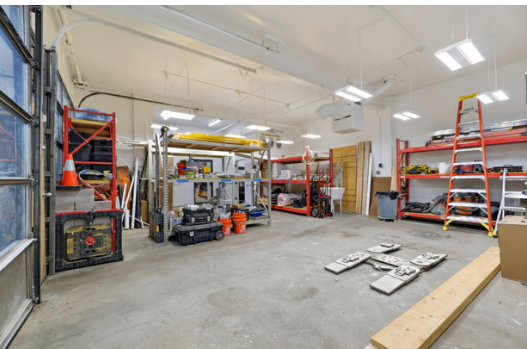
FULLY REMODELED BUILDING WITH A 2 BAY SHOP AREA. SHOP FEATURES TWO 10' OVERHEAD DOORS AND A STORAGE ROOM. UP FRONT THE OFFICE SPACE FEATURES OPEN CONCEPT WITH KITCHENETTE, RESTROOM, AND ELECTRONIC ENTRY DOOR. BUILDING ALSO FEATURES SECONDARY RESTROOM AS WELL. PROPERTY IS FULLY FENCED WITH TWO ROLLING GATES. BACKS TO MEMORIAL PARK AND READY FOR OCCUPANCY. CURRENTLY ZONED MX-M.

PROPERTY HIGHLIGHTS

- REMODELED BUILDING WITH TWO OVERHEAD DOORS
- FULLY FENCED
- OPEN CONCEPT IN OFFICE AREA WITH KITCHENETTE
- READY TO OCCUPY



PROPERTY PHOTOS



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