



RETAIL BUILDING FOR SALE

307-321 S Hancock Ave
Colorado Springs, CO 80903

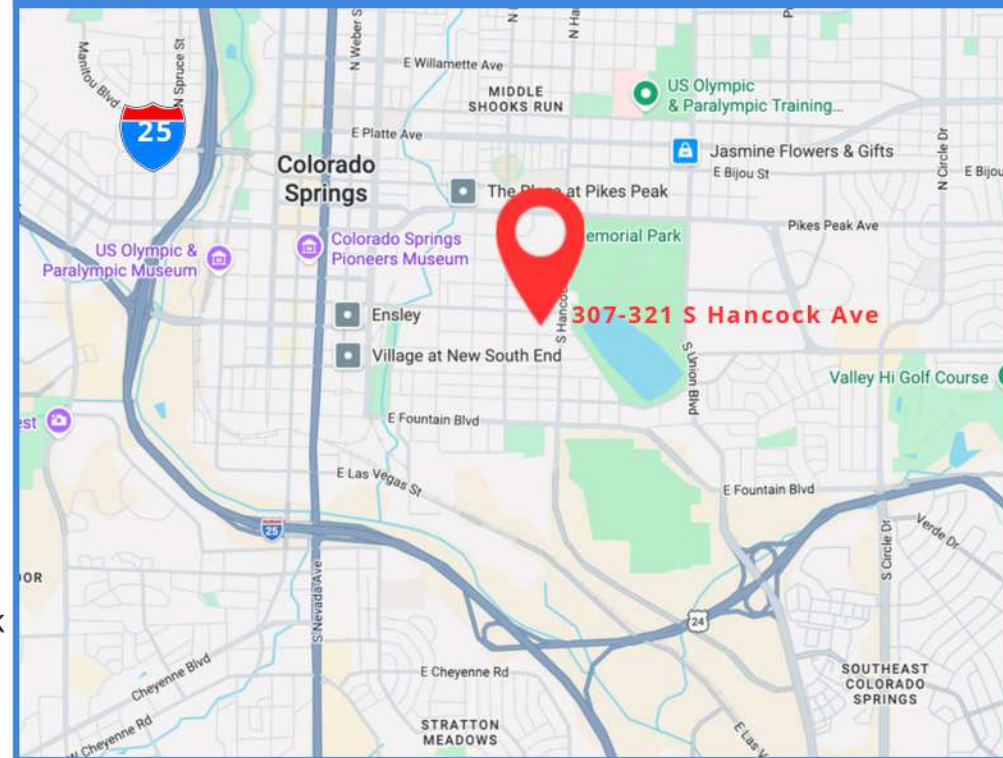
PROPERTY SPECIFICATIONS

 LOCATION:	307-321 S Hancock Ave Colorado Springs, CO 80903
 SPACE AVAILABLE:	+/- 6,206 SF
LOT:	+/- 0.4063 ac
 SALE PRICE:	\$1,150,000
 SUITE COMPONENTS:	Grease trap in place, Retail space, newer roof, and HVAC, close to Memorial Park
 ZONING:	MX-M

EXECUTIVE SUMMARY

307-321 S Hancock Avenue is a single-story retail building totaling 5,916 square feet, offering a functional layout suitable for a variety of retail or commercial uses. The property sits on approximately 0.41 acres and benefits from MX-M zoning, allowing broad commercial use flexibility. Located in the Downtown submarket of Colorado Springs, the property enjoys direct access to the city's primary retail and civic corridors, making it well-positioned for owner-users and investors alike.

MAP



JASON CASTRO
President



jason@peakcp.net
719.227.9987



2727 N. Cascade Avenue,
Suite 127, Colorado Springs, CO 80907

719.227.9987

www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

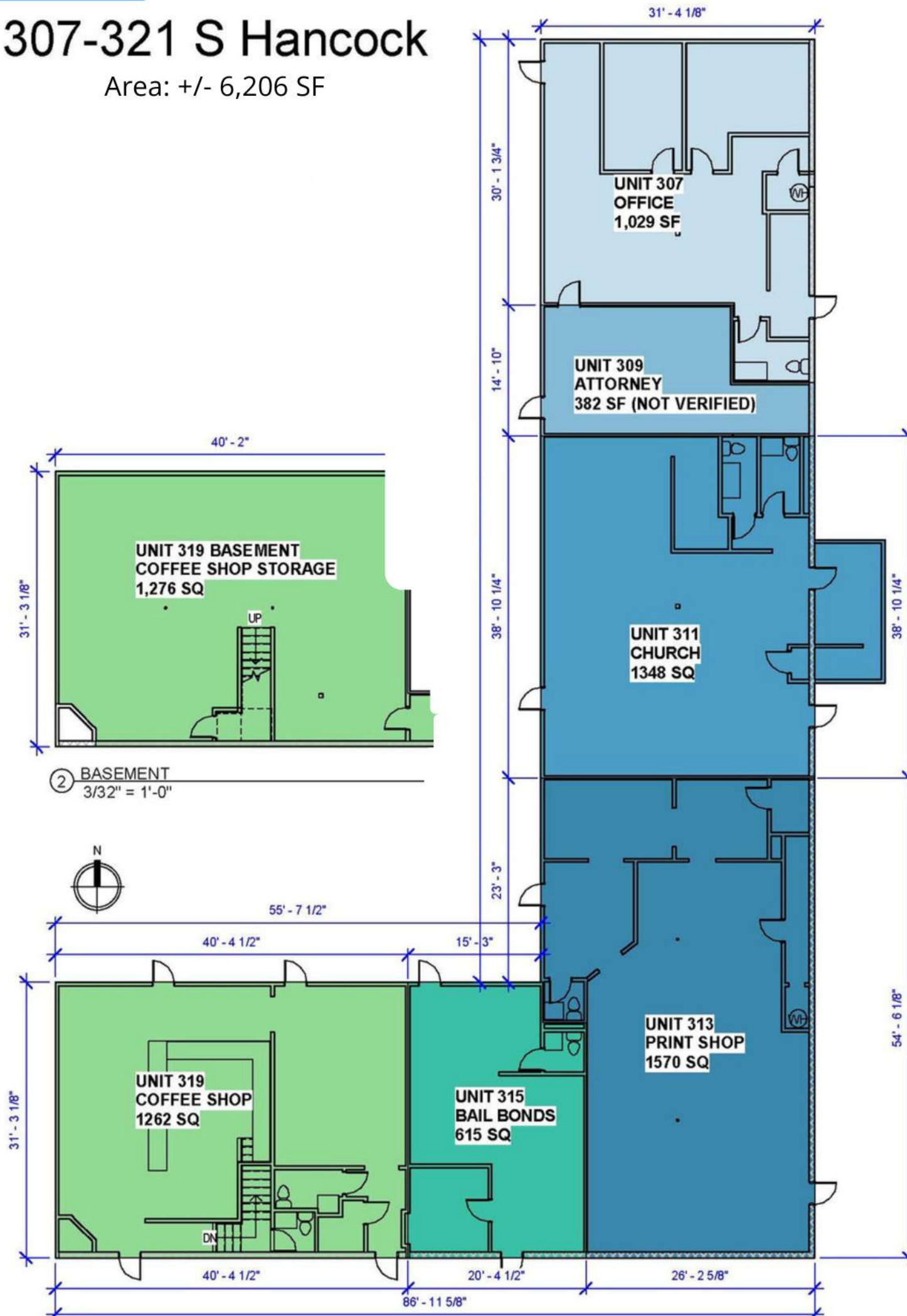
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FLOORPLAN

307-321 S Hancock

Area: +/- 6,206 SF



The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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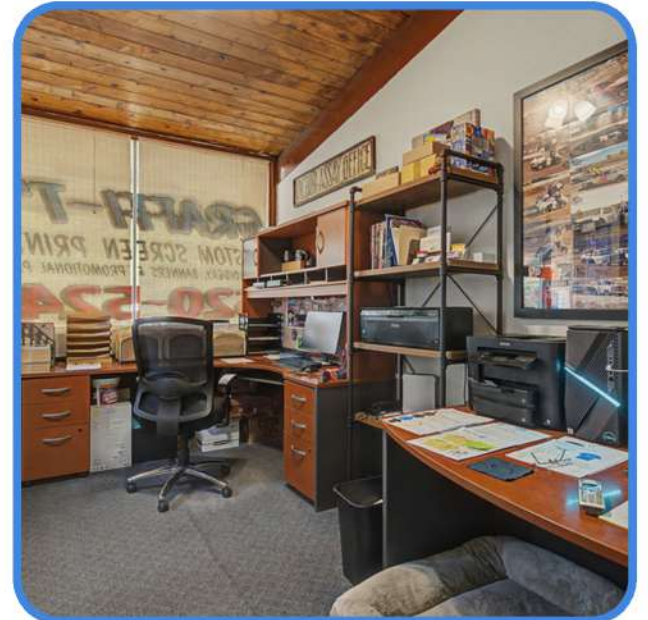
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Photos



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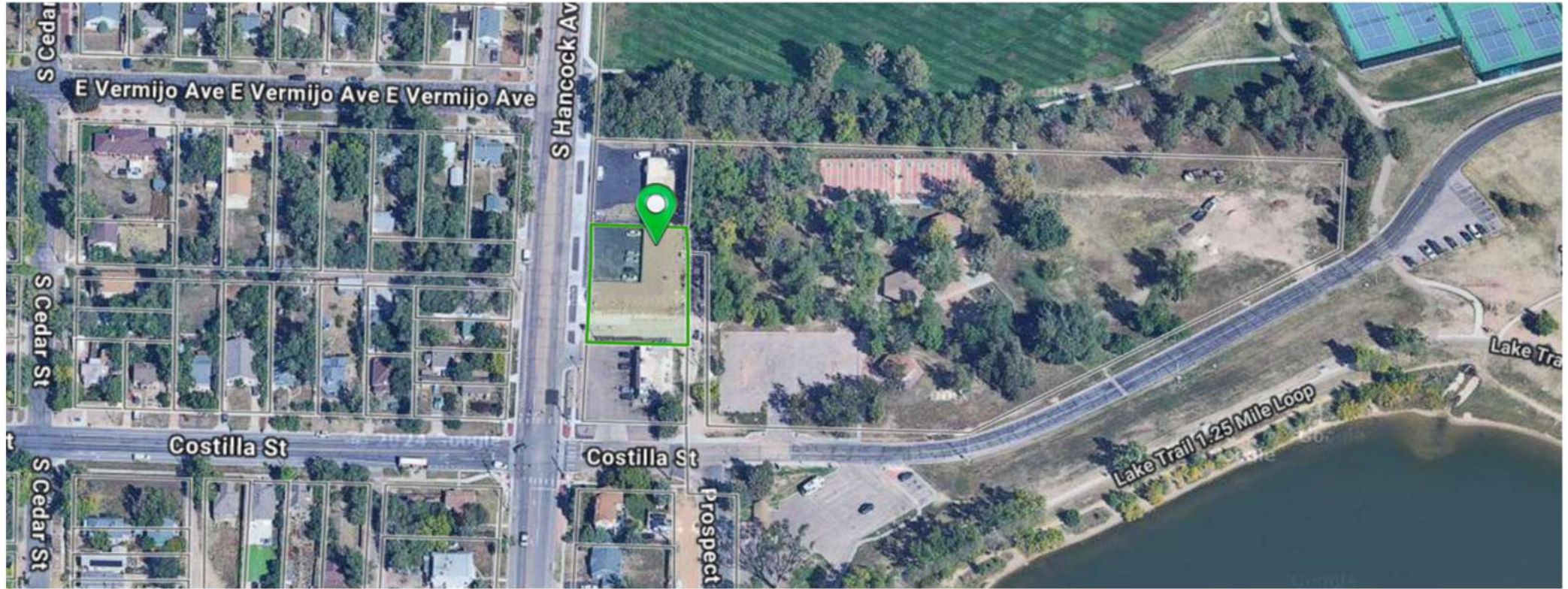
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AERIAL



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