

4325 North Nevada—Bar/Restaurant/Retail For Sale

(1 block S of Nevada & Austin Bluffs) Colorado Springs, COLORADO 80907



Currently: Hawg's Custom Cycles and Blue Iguana bar & restaurant
 6,091 SF Building on 39,946 SF Lot (Both Tenants on Month-to-month—can stay or go!)

Details/Features:

- ◆ Sq. Ft. of Building 6,091 SF per County
- ◆ Zoned Colorado Springs PBC Commercial
- ◆ Highly visible 39,946 SF flat lot
- ◆ Masonry building constructed in 1988
- ◆ Current tenants have no long term leases
- ◆ Gross Income \$4183/month.
- ◆ Has large restrooms and kitchen with vent hood, grease trap, sinks and stove.
- ◆ Large Bar with adjacent walk-in Cooler
- ◆ Gas Heat/Air conditioning & exhaust fans
- ◆ Municipal water, sewer, gas, and electric.
- ◆ 40 spaces Paved Parking, 6.6:1 ratio!
- Tax Schedule #63301-02-027
- Taxes \$8,518 per year (2008).
- 1 block south of High traffic crossing of North Nevada and Austin Bluffs.
- New Costco and redevelopment area just to the north are now done and open for business—most road construction done!

Price \$579,500

\$95.14 per Square Foot

(way below replacement cost)



Property is Co-listed with Jamie Willhite of Walker Commercial Realtors 719-330-5453



Chuck Armstrong, Commercial Broker Associate
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