

222 Security Blvd., 80911 Office Building For SALE
Single Floor—1,081 Square Feet+- — \$150,000 Cash



Rare 1,081 SF Stand Alone Office Building in Security!

20-years as Insurance Office—most recently a Church Office



Parking and Fenced Storage In Back



2- Lighted Signs!



Entry and Reception 05-15-2009



Huge 23' By 11' Office 05-15-2009



Kitchenette with mini-refrigerator 05-15-2009

Summary Details:

- .. Affordable Stand Alone Office building near the heart of Security just south of Fire Station.
- .. CC (old PBP Zoning) - El Paso County Community Commercial Zoning—Wide range of Permitted uses!
- .. Has lots of paved private Off-street parking, rear entrance and fenced storage compound in back.
- .. All 1st floor space, easily modified to make it handicap accessible. 100 Amp Electrical Service.
- .. Full Bathroom with tub, plus kitchenette.
- ♦ Gas heating, air-conditioned, landscaped on a large 12,400 SF Lot with GREAT SIGNAGE
- ♦ Convenient to restaurants & shopping—easy access to I-25 and US Hwy 85/87.
- ♦ Fresh Painting, new air conditioning and new roofing installed by current Owners
- ♦ Municipal Utilities Avg. about \$160 per month
- ♦ Tax Schedule# 65133-02-002—Taxes \$1593/yr.

Sale Price:
\$150,000
Cash to Seller
 or
Possible
Owner Financing



Chuck Armstrong, Commercial Broker Associate
Weichert Commercial Affiliates
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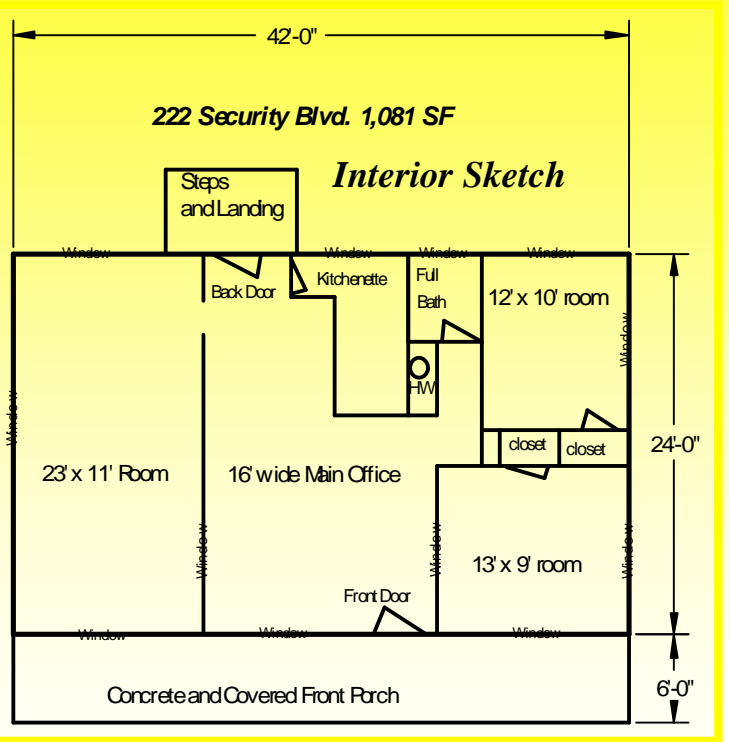
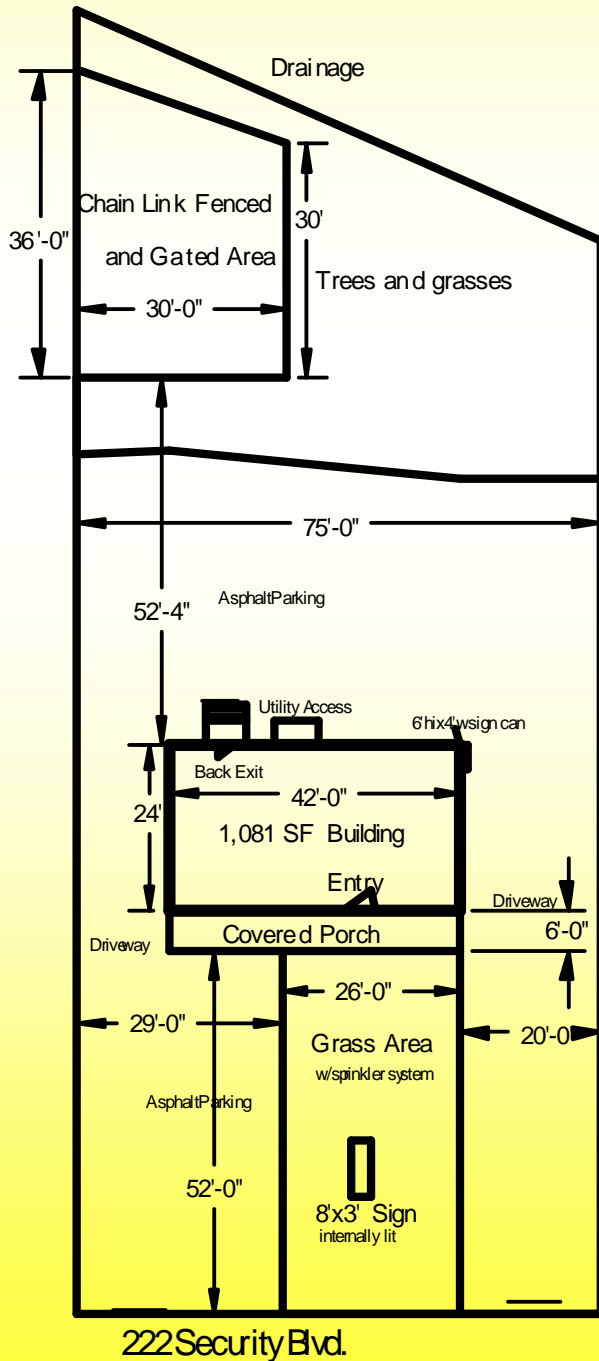
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Weichert Commercial Affiliates - Colorado Springs, Colorado



Fenced and Gated Storage area

Sketch of Lot Layout



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