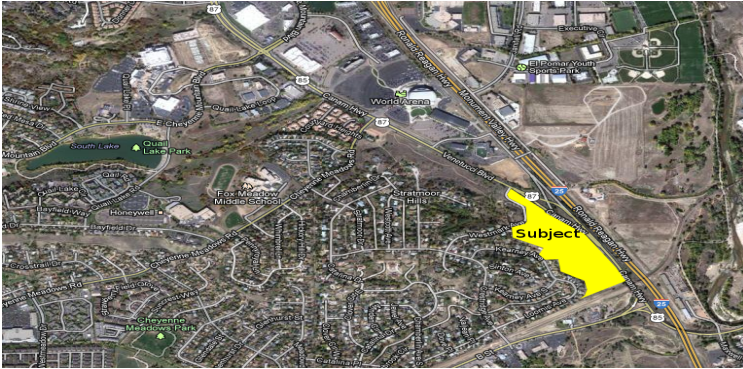


23 ACRES

County CC Land Near World Arena
COLORADO SPRINGS, COLORADO

DEVELOPMENT LAND FOR SALE



Fred Herman
fherman@FINAQ.COM
(719)574-3642



For more information visit:

<http://FINAQ.COM>

DESCRIPTION

The property consists of approximately 23 acres adjacent to the Colorado Springs city limits. It is currently zoned county commercial zone CC - Commercial Community which allows for a wide range of commercial uses. It is one of the last large parcels in the vicinity available for immediate development either in the county, or may likely be developed in the city after annexation. All utilities are available from either the city (electric & natural gas) or the Stratmoor Water & Sanitation District (water & sewer.)

The property includes an income source from two billboard structure leases .

With the property's location to the gateway to Fort Carson via B Street, being adjacent to the Colorado Springs World Arena, and large commercial centers to the north, the viability of this property for successful development is significant.

SIZE

23 ACRES M/L

ZONING

County Commercial (CC), Annexation to Colorado Springs possible.

LEGAL DESCRIPTION

Lengthy: See web page at QR or visit website.
Highway 85-57 just north of B Street.

SALE PRICE

\$4,000,000

PARCEL (APN)

6504200046 & 6504200049

TERMS

Cash, owner financing possible for qualified buyer.