

POTENTIAL REDEVELOPMENT COLORADO AVE & RIDGE RD

TRENT PROPERTIES GROUP



2 LOTS

3501 - 19,394 SF

3511 - 21,900 SF

TOTAL OF

41,294 SF

ZONED C5 & CS

3501 & 3511 W. COLORADO AVE COLORADO SPRINGS, CO 80904



PORTFOLIO LIST PRICE: \$1,543,000

LIST PRICE: \$593,000

LOT SIZE: 19,394 SF

ZONING: C5

2022 TAXES: \$2,632

LIST PRICE: \$950,000

LOT SIZE: 21,900 SF

ZONING: CS

2022 TAXES: \$909

3501 Presented with permission by
Zach Hansen, Capital Property Group
(303) 880-7442

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904
TrentPropertiesGroup.com

CONTACT LISTING AGENTS FOR ADDITIONAL INFORMATION

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

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Properties are being offered for redevelopment.

High visibility location just off intersection of
West Colorado Ave and Ridge Rd with easy access from Highway 24.

Adjoining 2 properties are available bringing total potential site next to
recently redeveloped lighted intersection to 41,294 square feet.

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