

# FOR SALE

## DOWNTOWN PARKING LOT/DEVELOPMENT

TRENT PROPERTIES GROUP



FOR SALE  
116 E Boulder St.  
5,002 SF

FOR SALE  
**\$475,000**

ZONING  
FBZ-T2A

## DOWNTOWN DEVELOPMENT OPPORTUNITY

### COLORADO SPRINGS, CO 80903



Don't miss this well-located parking lot in the desirable northern part of downtown Colorado Springs, near CC. FBZ-T2A zoning is flexible with 0-lot lines and allowing up to 10 stories.

**TRENT PROPERTIES GROUP**

2115 W COLORADO AVE

COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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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.



**FOR SALE**  
**INCOME AND REDEVELOPMENT POTENTIAL**

**TRENT PROPERTIES GROUP**

**116 E Boulder Street**  
**Parking lot with development potential**



Concept design for  
116 E Boulder St.

In the 1980s, there were investigations into building this office building on the site.

This, or any number of uses or styles, could be constructed here.

**DOWNTOWN REDEVELOPMENT LOT**

**This prime downtown parking lot can generate income while redevelopment plans are in the works.**

**Zoning allows for multi-family, office or retail uses at a minimum of two stories and a maximum of four stories. Bonus density criteria allows up to 10 stories.**

**Seller financing available.**



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