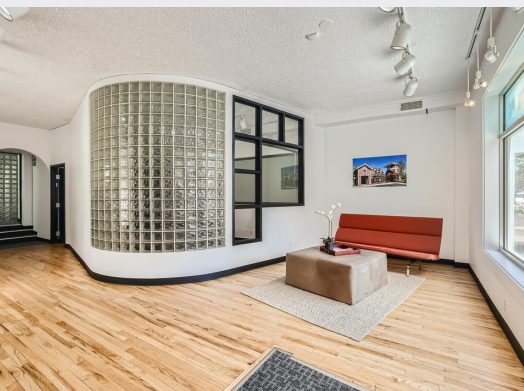


FOR SALE

\$1,200,000

318 N Tejon St
Colorado Springs, CO 80903



This immaculate mixed-use building is located in the heart of thriving Downtown Colorado Springs on Tejon Street. The building was fully renovated in 2019 and is outfitted with highly efficient HVAC systems and clean, modern finishes. The ground-level office space is currently leased into 2027, but the lease can be modified for an owner/user who would like to occupy the space. Upstairs, there is a spacious studio apartment and a bright, modern 1-bedroom apartment with a massive deck overlooking Tejon St. In the rear, there are three parking lanes to accommodate 6 tandem spaces

- Built in 1945
- Fully Renovated in 2019
- Downtown FBZ zoning
- 4,750 SF Lot
- 3,017 SF ground-floor office

- 319 SF basement
- 931 SF upper-level apartments
- 1 studio apartment
- 1 bedroom apartment with large deck
- 3 tandem parking lanes: 6 spots

Amanda Luciano
Trent Properties, LLC

📞 719-650-9913
✉ amanda.m.luciano@gmail.com
🌐 trentpropertiesgroup.com

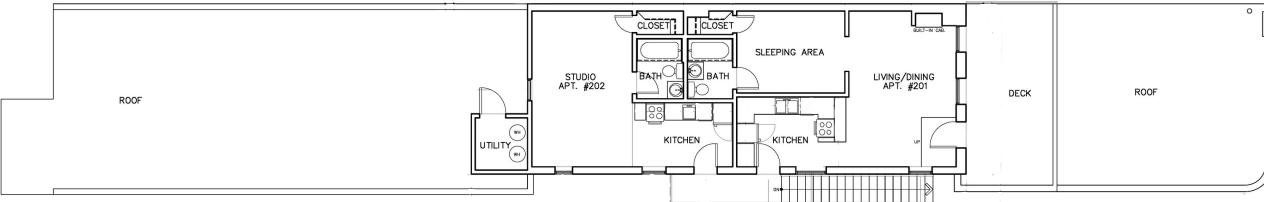
TRENT PROPERTIES GROUP

2115 W Colorado Ave.
Colorado Springs, CO 80904



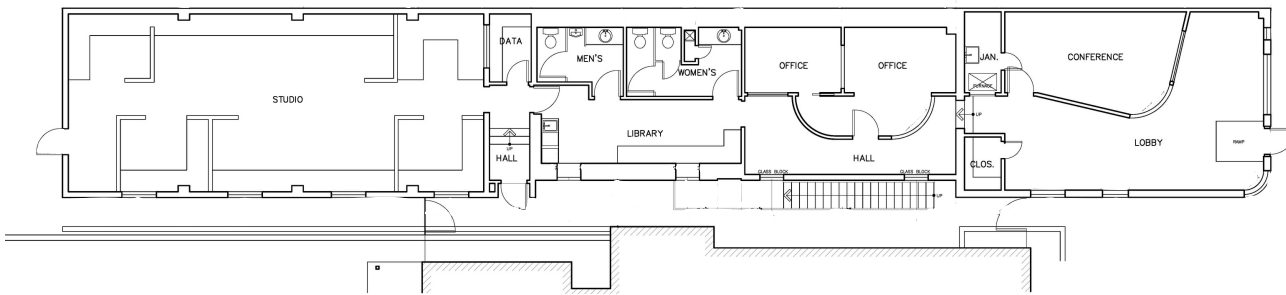
UPPER LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"
GROSS SECOND FLOOR AREA (INCLUDING ROOF DECK)= 1,259 S.F.
APARTMENT #201 NET RENTABLE AREA= 503 S.F.
APARTMENT #202 NET RENTABLE AREA= 353 S.F.



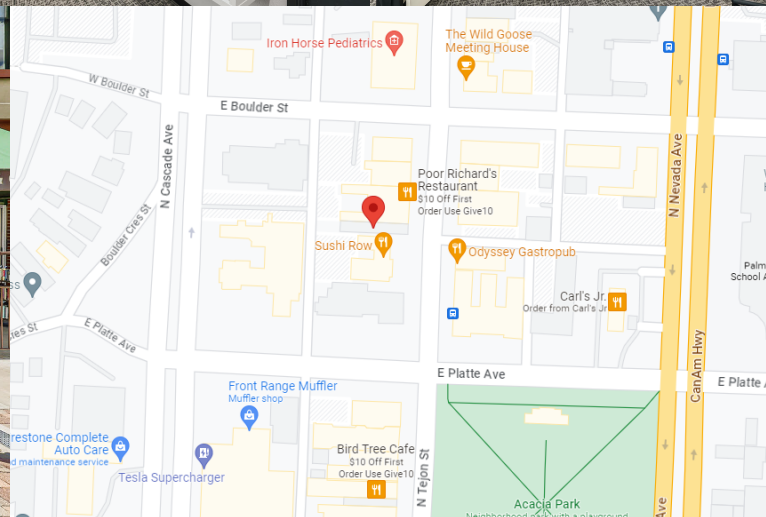
GROUND LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"
GROSS FIRST FLOOR AREA= 2,962 S.F.
COMMERCIAL NET RENTABLE AREA= 2,627 S.F.



BASEMENT

SCALE: 3/16"=1'-0" BASEMENT NET AREA= 385 S.F.



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