

FOR SALE – **CAR WASH + BILLBOARD INCOME** CORNER OF PIKES PEAK & N. PARKSIDE DRIVE

2430 E. PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80915



PROPERTY HIGHLIGHTS

- 10-year Lamar Billboard lease with income in-place through 2023 and high probability of renewal.
- Additional Coffee Kiosk income in-place through June 2022.
- Total annual passive income of over \$18,000.
- 2018 average monthly sales over \$2,800.
- Excellent central location next to UC Health Memorial Administration Center



- **Asking Price: \$445,000**
- **High visibility corner**
- **Zoning: C6 General Business**
- **Lot: 22,490 square feet (0.52 acre)**
- **6 Wash Bays**
- **In-place Income from Lamar billboard sign and coffee kiosk**



RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.
Colorado Springs, CO 80903

Rob Rolley
Cell: 719.235.7499
CowboyCommercial@gmail.com

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