

FOR SALE

4430 Forrest Hill Road
Colorado Springs, CO 80907

CORE
COMMERCIAL

LAND



- 35,260 +/- SF
- Hard to find smaller site
- Just south of the Garden of the Gods Rd. and Forrest Hill Rd. signalized intersection
- Zoned C5 P
- Price reduced - \$99,500

This hard to find smaller building site is adjacent to The Hub Car Wash and Diner and across the street from American National Bank, Diamond Shamrock and Discount Tire. Zoned C5 P. Ideal for automotive related retail, office, office/distribution or financial services.

Strategically located within the Northwest Submarket close to primary employers, popular residential and shopping areas. Near the Garden of the Gods Club and Kissing Camels Estates which are slated to undergo construction of 700 additional luxury homes. Five minutes West of Interstate 25.



For more information, please contact:

Michael R. Helwege, Principal
+1.719.822.1880 - mike@COREcommbc.com

www.COREcommbc.com

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TAX SCHEDULE NUMBER

7325208092

LEGAL DESCRIPTION

Lot 2, Buckingham Industrial Park
Subdivision, Filing No. 3

ZONING

C5 P Colorado Springs, CO

SITE

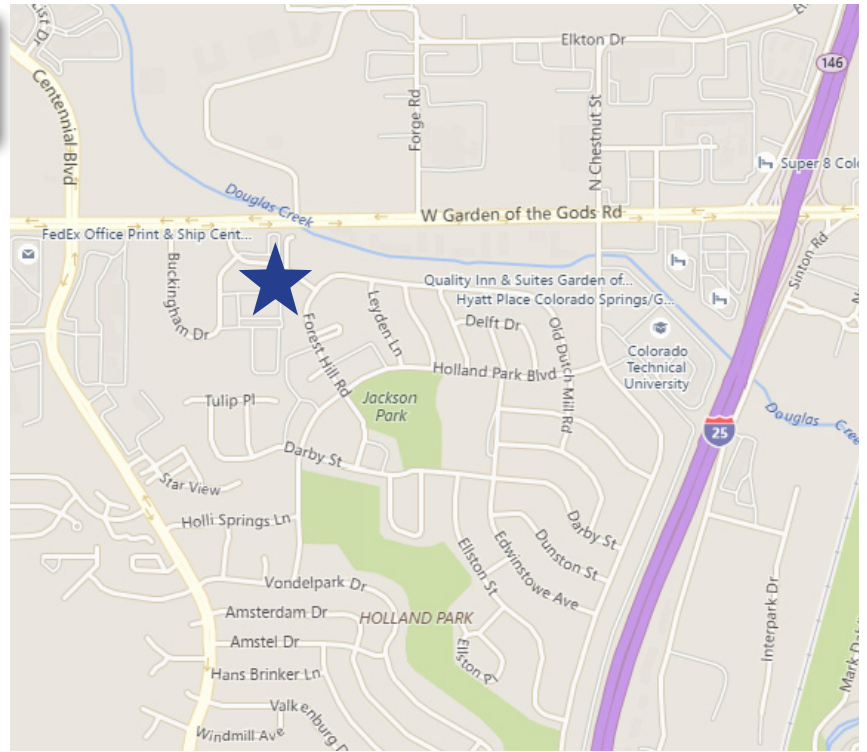
35,260 +/- SF

2015 REAL ESTATE TAXES

\$1,948.46

SALE PRICE

\$99,500 Cash



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