

\$4,200,000 - 575 Union Boulevard, Colorado Springs

MLS® #4186482

\$4,200,000

Bedroom, Bathroom, 38,605 sqft
Commercial on 4.48 Acres

N/A, Colorado Springs, CO

Development opportunity near downtown Colorado Springs. Exciting infill on 4.88 acres! Four contiguous parcels across from Prospect Lake and Memorial Park on downtown's eastern edge. Idyllic lake and mountain views, including great views of Pikes Peak.

Conceptual plan showing PUD rezone for mixed residential/commercial is just a starting point. Most of the property presents the opportunity to go vertical. Pikes Peak Towers building on the parcel behind will have a protected view corridor over a portion of the property, limiting height at that portion only to 3 stories tall. Interim income opportunity with liquor store, charter school, lodge hall and one vacant lot.

About the parcels: Three PBC zoned properties, including the lodge building at lighted intersection Union & Eastlake, school property on Eastlake, and Lake Liquors at Airport and Union. Plus the adjacent fenced vacant land on Airport zoned R5 HR (multifamily residential high rise).

The buildings are concrete block buildings on expansive parcels. 575 S Union is 19,600 SF above grade w 2,989 SF basement on 1.58 acres built 1982. Current use is charitable use as lodge hall for the Odd Fellows, great for hosting large events. 1810 Eastlake is 14,716 SF on 1.36 acres built 1962. Originally a bowling alley, 1810 Eastlake's current use is Education Use, with an active lease to a charter school. 501 S Union is 1300sqft building constructed in 1960. It is an active



liquor store. 0 Airport Rd is land used for parking and is fenced with chain-link.

Built in 1982

Essential Information

MLS® #	4186482
Price	\$4,200,000
Square Footage	38,605
Acres	4.48
Year Built	1982
Type	Commercial
Sub-Type	Land
Status	Under Contract - Showing

Community Information

Address	575 Union Boulevard
Subdivision	N/A
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80910

Interior

# of Stories	1
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Listing Details

Listing Office	Live Dream Colorado LLC
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