

# 780 Vondelpark Drive

Colorado Springs, CO 80907



## QUICK STATS

Sale Price:	\$1,950,000
Lot Size:	1.81 Acres
Building Size:	25,000 SF
Year Built	2005
Zoning:	C6

## PROPERTY OVERVIEW

780 Vondelpark Drive is now for sale. The asking price is \$1,950,000. That's \$78 per square foot. It's estimated to cost over \$100 psf to replace. The building is 18,500 (ground floor) plus 6,500 (mezzanine) a total of 25,000 square feet on 1.81 acres with an adjacent 41,401 square feet for sale by Brand X Realty.

Zoned C6, (Colorado Springs' most liberal zoning), the property has been a Trampoline Gym. The ceiling heights range from 16' (in the mezzanine) to nearly 40' in the main gym area. The building could continue as a sports related venue or be converted to general warehouse. With C6 zoning, it could be used for auto related uses.

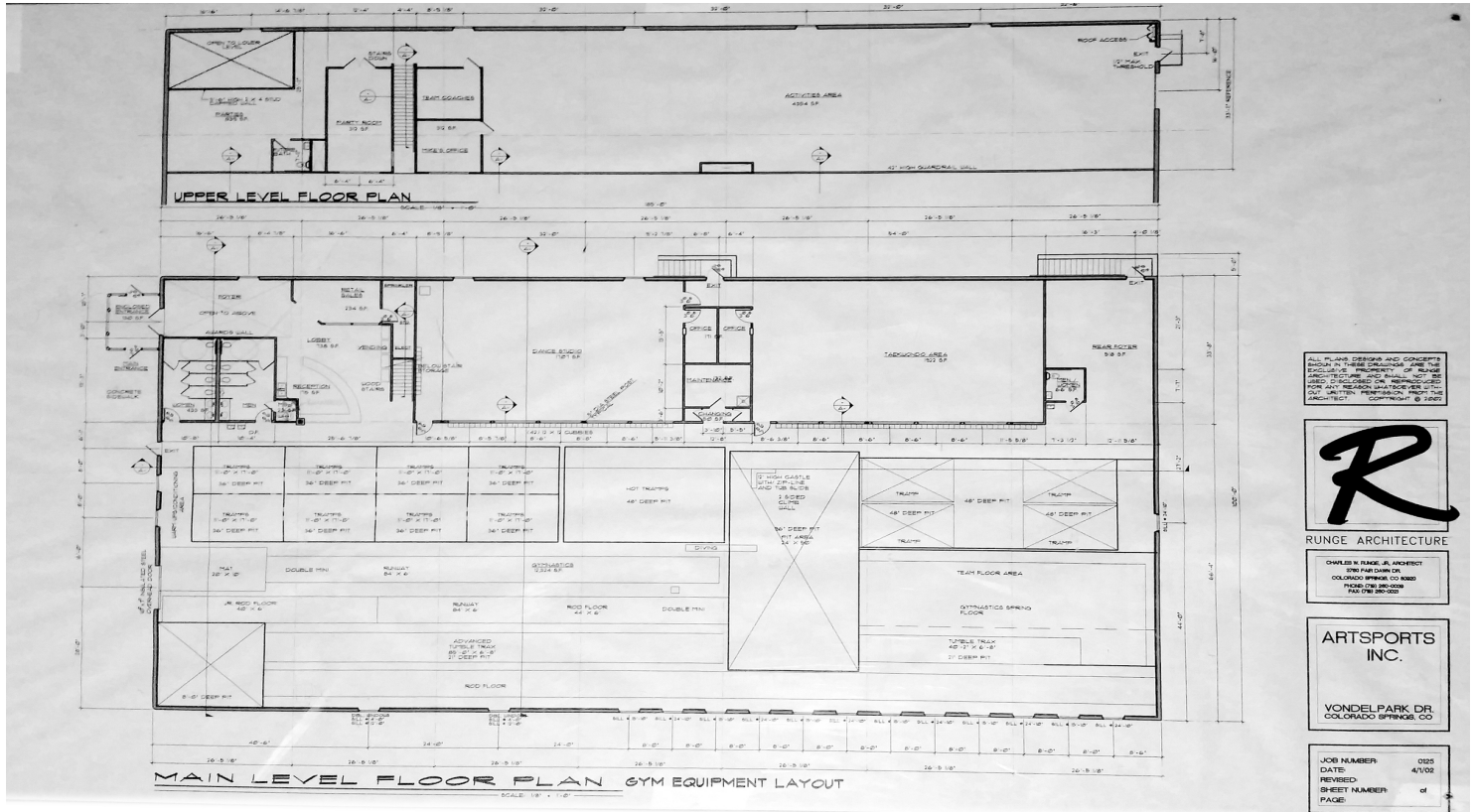
The building is energy efficient (low cost) with insulated 11" thick concrete walls, radiant heat and swamp coolers; it's is ADA compliant. The assessor's value is: \$1,518,000. Property taxes are: \$25,432.

## LOCATION OVERVIEW

Vondelpark Drive & N Chestnut Street

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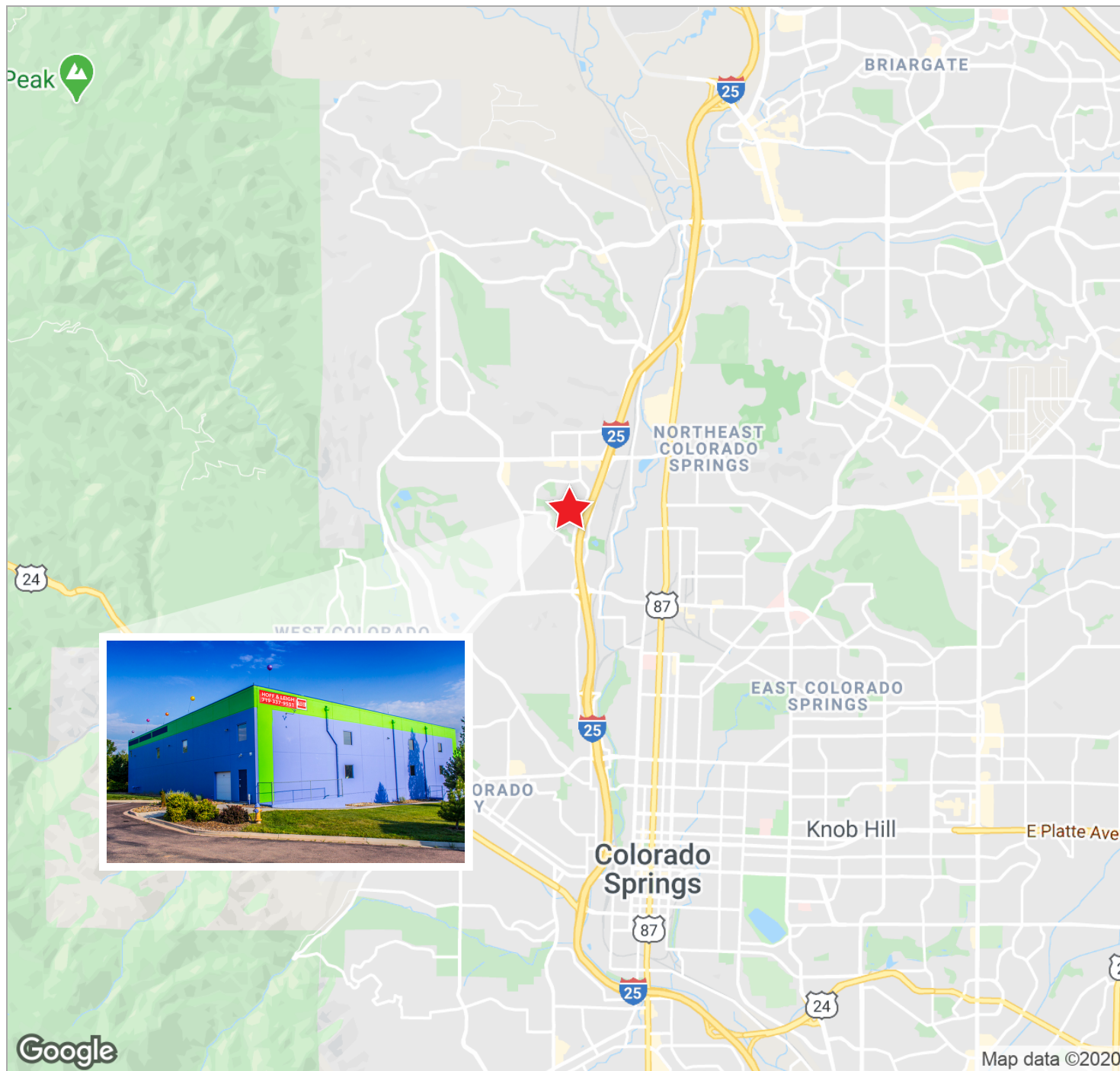
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