

Off Building - Woodland Park, CO



471 S Baldwin Street, Woodland Park, CO, 80863

Offered at \$1,200,000

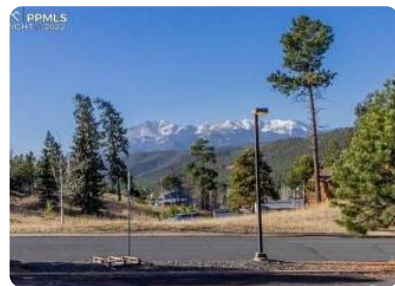
Commercial office building on Baldwin St with visibility from Hwy 24 and great Pikes Peak views from many offices. Available for lease or sale. David Langley architecture makes this building an attractive investment with its stucco siding, glass, and stone work. Xeriscape landscape adds to the affordable expense. "At-Home Executives" will love this location to be close to lunchtime hiking trails and their Woodland Park/Teller County homes. Anchor Tenant, First American Title, has substantial lease which will attract ancillary business. Excellent CAP rate of 7.5% and with the low office vacancy in Woodland Park and Zoning, the return can only go up. New Luxury Vinyl Planking flooring in 75% of the building. Completely refreshed and ready for a few more tenants. At just under 7000 square feet, this building offers much flexibility: First level has reception area w/gas fireplace, 5 individual offices, copier room, storage room, men's and women's bathrooms, full kitchen, mechanical room, and floor-to-ceiling moss rock fireplace. 2nd (main) level has 1 individual office in the entrance, men's and women's bathrooms, large receptionist area, 6 individual offices, and kitchen area with a stove or refrigerator. Upper level has receptionist area, bathroom, & three individual offices; also, 2 individual offices with another bathroom; and another receptionist area, bathroom, and two individual offices. Space can be divided to accommodate multiple tenants. Terraced parking with 32 spaces adds to the accessibility of each Tenant. Don't miss out on this opportunity for professional office space in an excellent location.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1996



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