

The background of the slide is a photograph of a large, multi-story office building with a tan facade and large windows. In the foreground, there is a well-maintained lawn with a large, mature pine tree and a low stone retaining wall. The sky is blue with some clouds.

**830**

**Tenderfoot  
Hill Road**

# Multi Tenant Office/Medical Investment

830 Tenderfoot Hill Road | Colorado Springs, Colorado 80906

Sale Price	\$3,700,000
CAP Rate	7.47%
NOI	\$276,208

# 830 Tenderfoot Hill Road | Colorado Springs, Colorado 80906

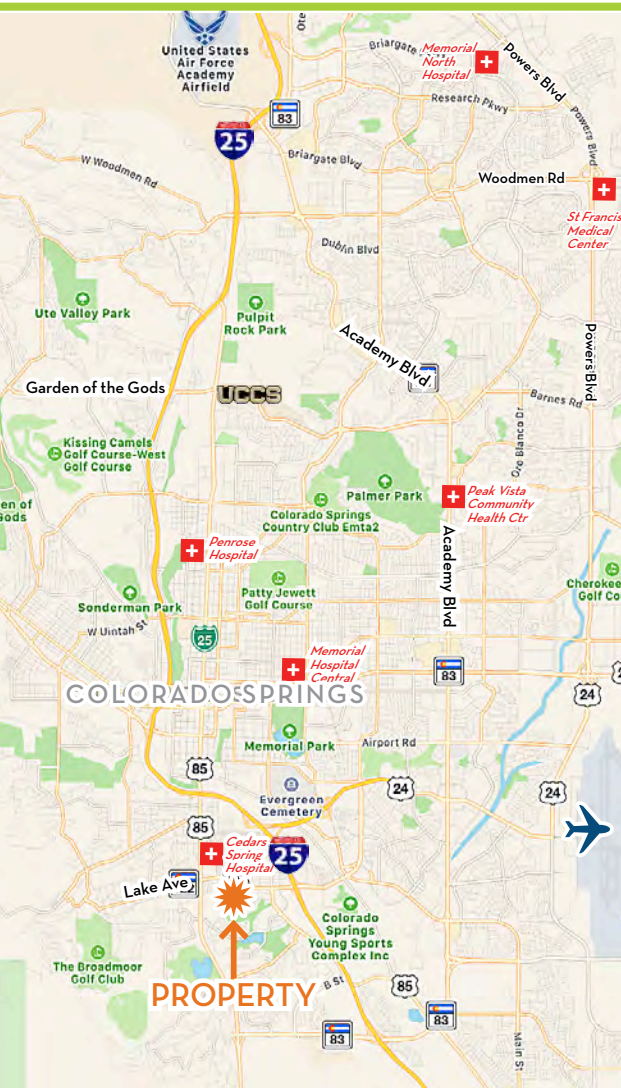
Building Size:	25,594 SF	Zoning:	OC
Size of Offering:	22,864 SF (8 Units)	Year Built:	1999
Site Size:	1.54 Acres	Sale Price:	\$3,700,000
Building Type:	Medical/Office	Price Per RSF:	\$161.893
Floors:	3	CAP Rate:	7.47%
Condo Association:	Clubhouse Office Condominiums	Occupancy:	100%



## Multi Tenant Office/Medical Investment

This high profile building has good signage and excellent visibility from Tenderfoot Hill Road. The building is divided into 9 condominium units, 8 of which are being offered as a part of this sale. These eight condos are currently occupied and boast an annual net operating income of \$276,208.

- Attractive physical asset in excellent condition
- Nicely decorated common areas
- Vaulted ceilings make offices feel extra spacious
- 3rd floor suite provides panoramic views of downtown Colorado Springs
- Ample parking (3.29/1,000 SF)
- Well kept area with tree lined streets and panoramic views of both the mountains and Downtown Colorado Springs
- Close to shopping and restaurants, hospitals and other medical providers
- Well maintained, professional landscaping



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