

For Sale

2,275 SF Office/Medical Condo

3225 W. Carefree Cir., Colorado Springs, CO 80917

Sale Price: \$675,000.00



PROPERTY INFORMATION

Village Seven Office Park

Year Built: 1972

OA: \$1,215.73 per month

Zoning: MX-N

Frontage: on W. Carefree Cir.

Tax Schedule #: 63352-01-110

Property Taxes: \$4,627.63 (2024 Taxes Paid in 2025)

Legal Description: LOT H VILLAGE SEVEN & AN UNDIVIDED 1/8 INT IN COMMON AREA MEDICAL-DENTAL OFFICE PARK

PROPERTY HIGHLIGHTS

- Office Condo Size: 2,275 SF (7 Operatories, 3 offices, Storage Area, 2 RR, Reception, & Employee Lounge)
- Stand-alone building
- 14 parking spaces on the south side of the condo (shared parking)
- Signage on the building
- Electric 200 AMP Single Phase
- Lighting Fluorescent
- Colorado Springs Utilities

| Area Demographics: | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 14,591 | 114,901 | 302,978 |
| Average HH Income | \$84,313 | \$97,419 | \$98,114 |
| Average Age | 37 | 38 | 36 |

Roger Hernandez
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(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

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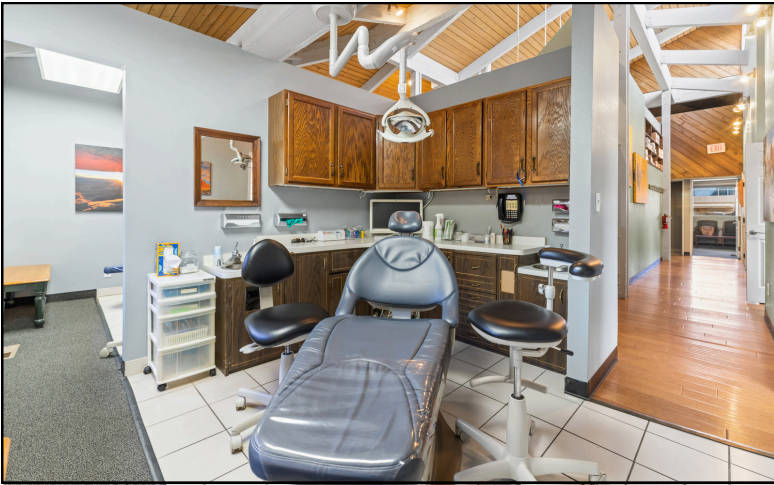
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Floor Plan 2,275 SF Office Condo



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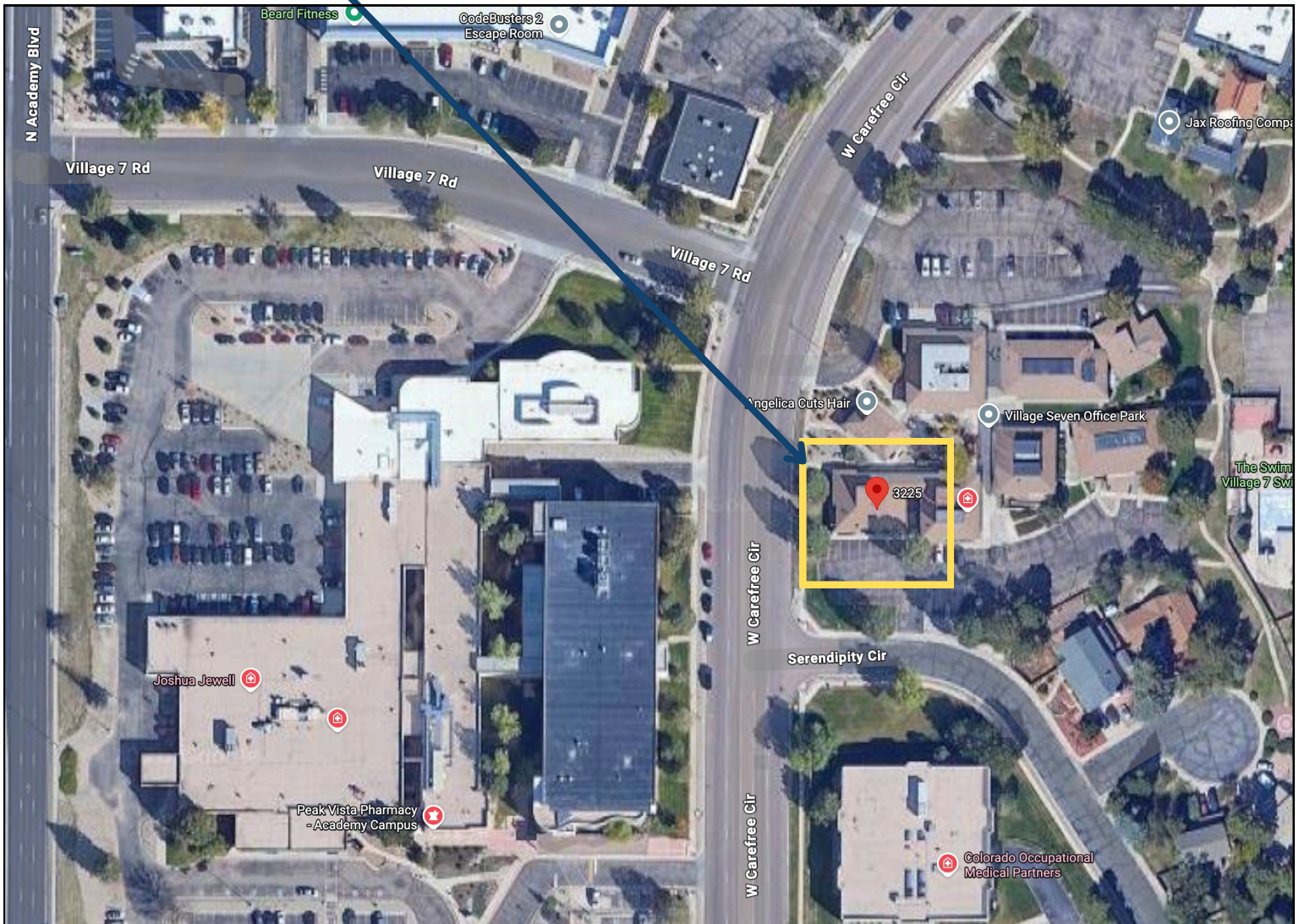
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Map View

Office Condo Location



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COMMERCIAL REAL ESTATE FOR PROFESSIONALS



Healthcare & Business Realty, LLC

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Roger Hernandez Broker roger@healthcarebusinessrealty.com

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on .

Signer: _____ Date: _____

On , Broker provided with this document via and retained a copy for the Broker’s records.

Brokerage Firm: **Healthcare & Business Realty, LLC**

Date: _____

Roger Hernandez

Broker:

(DD25-5-09) DEFINITIONS OF WORKING RELATIONSHIP

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