

For Sale

2,275 SF Office/Medical Condo

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

Sale Price: \$625,000.00

**Price
Reduction**



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: \$5,719.32 (2025 Taxes Paid in 2026)
- 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
roger@hbrcommercial.com
(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

Healthcare & Business Realty, LLC Copyright 2026. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.



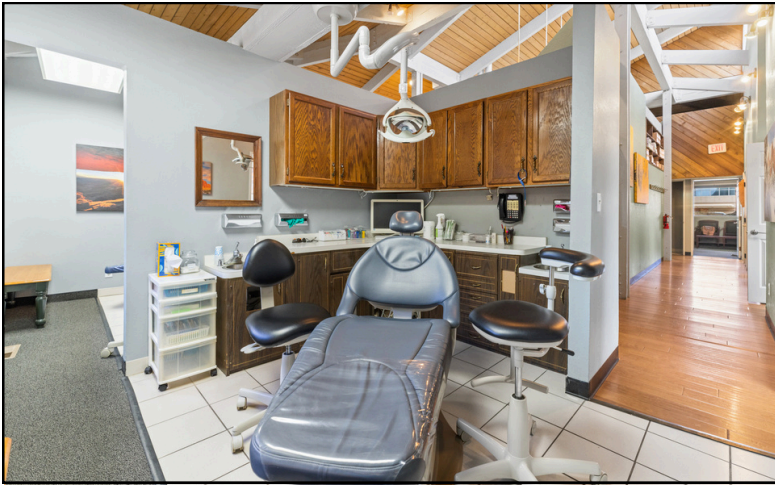
Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS



Roger Hernandez

roger@hbrcommercial.com

(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

Healthcare & Business Realty, LLC Copyright 2026. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.



For Sale

2,275 SF Office/Medical Condo

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

Floor Plan 2,275 SF Office Condo



Roger Hernandez

roger@hbrcommercial.com

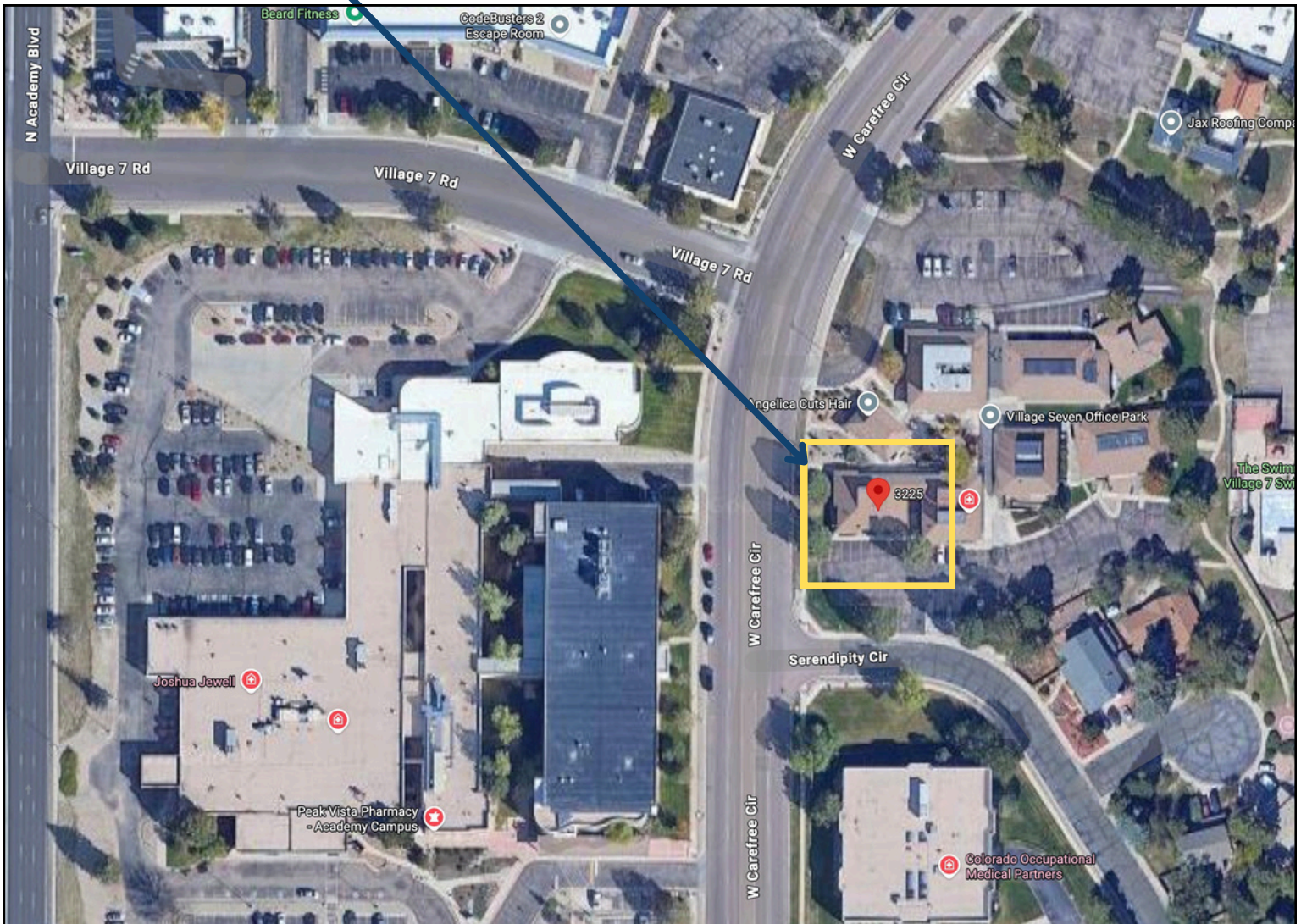
(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS

Map View

Office Condo Location



Roger Hernandez
roger@hbrcommercial.com
(719) 339-9007

P.O. Box 1311, Monument, CO 80132

COMMERCIAL REAL ESTATE FOR PROFESSIONALS



Healthcare & Business Realty, LLC

P.O. Box 1311 Monument, CO 80132-9998

Roger Hernandez Broker roger@healthcarebusinessrealty.com

Ph: (719) 339-9007

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

CTM eContracts - ©2026 MRI Software LLC - All Rights Reserved