

HIGH VISIBILITY MIXED USE PROERTY

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$745,000

BUILDING SF: 4,427 SF

LOT SIZE: 22,500 SF

ZONING: C

YEAR BUILT: 1954

2022 TAXES: \$1693

32 MANITOU AVE MANITOU SPRINGS, CO 80829



Mixed use property with high visibility on Manitou Ave. Front of property was set up as an auto shop with lobby, 3 bays, and an office with 3/4 bath. The rear of the building is a full residence that adjoins the business portion and could all easily be converted to business space. Additionally there is a small one bedroom apartment with separate entrance on the back lower level. Amazing redevelopment opportunity with the creek running behind the property. An adjoining 1 acre parcel at back edge runs to Beckers Ln and is also available (\$135,000).

Property sits in the Urban Renewal Zone and potentially could qualify for redevelopment funds.

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904
TrentPropertiesGroup.com

CONTACT LISTING AGENTS FOR ADDITIONAL INFORMATION

JERRY TRENT
719.338.1309

jerry@mrjerrytrent.com

DEANNE WALKER
719.237.9425

deanne@deannewalker.com

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

HIGH VISIBILITY MIXED USE PROERTY

TRENT PROPERTIES GROUP

32 MANITOU AVE MANITOU SPRINGS, CO 80829



BACK OF BUILDING/RESIDENCE & APARTMENT



SHOP INTERIOR



ADDITIONAL LOT ALSO AVAILABLE
ACCESS FROM BECKERS LN



RESIDENCE INTERIOR

TRENT PROPERTIES GROUP

2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904
TrentPropertiesGroup.com

CONTACT LISTING AGENTS FOR ADDITIONAL INFORMATION

JERRY TRENT
719.338.1309

jerry@mrjerrytrent.com

DEANNE WALKER
719.237.9425

deanne@deannewalker.com

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.