

COMMERCIAL BUILDING FOR SALE or LEASE

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

\$950,000

LIST PRICE: ~~\$995,000~~

LEASE RATE: \$5,750/MO +NNN

BUILDING SF: 5,397 SF

LOT SIZE: 16,341 SF

ZONING: Commercial

YEAR BUILT: 1965

2024 TAXES: \$16,135

449 MANITOU AVE MANITOU SPRINGS, CO 80829



Current build out has reception and offices in front corner.
Concrete t-beam construction.
18+ off street parking spaces.

High visibility property on Manitou Ave has potential for a variety of new uses! Current use is automotive with 3300+ sq ft free span space, and additional bays accessed from locked side lot.



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2115 W COLORADO AVE
COLORADO SPRINGS, CO 80904

TrentPropertiesGroup.com

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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.

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FEATURES

- 3 Lifts
- 4 Overhead doors
- Oil trap
- Air compressor
- Natural gas and recycled oil heating
- Alignment setup including lift



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