

**FOR SALE \$670,000**

**PRICE REDUCED**

**FREESTANDING BUILDING  
WITH 2ND RESIDENTIAL INCOME PROPERTY  
IN HISTORIC DOWNTOWN MONUMENT**



**244 N WASHINGTON ST**

MONUMENT, CO 80132



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**





# WEST BUILDING HIGHLIGHTS

**1915**

YEAR BUILT

**1,324**

SQUARE FEET

**B**  
(BUSINESS)

ZONING

## BUILDING CURRENTLY FEATURES

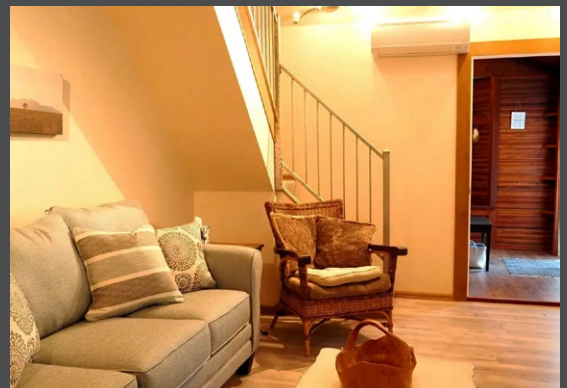
3 OFFICES  
KITCHEN/BREAKROOM  
RESTROOMS  
WAITING/RECEPTION AREA  
ON SITE PARKING

## RECENT FULL PROPERTY IMPROVEMENTS

NEW ROOF 2023  
NEW LANDSCAPING  
NEW SPRINKLER SYSTEM







# EAST BUILDING HIGHLIGHTS

**1990**

YEAR BUILT

**676**

SQUARE FEET

**RESIDENTIAL INCOME PROPERTY  
CURRENTLY FEATURES**

LOFT

KITCHEN

LIVING ROOM

**ALL FURNISHINGS INCLUDED**





# LOCATION



Population	Households	Avg. Household Income
<b>4,179</b>	<b>1,605</b>	<b>\$107,668</b>



Population	Households	Avg. Household Income
<b>24,723</b>	<b>9,156</b>	<b>\$147,207</b>

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