

FOR SALE \$636,500

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



1 Mile
Radius

Population
4,179

Households
1,605

Avg. Household Income
\$107,668

3 Mile
Radius

Population
24,723

Households
9,156

Avg. Household Income
\$147,207

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**Colorado Springs
Commercial**