



LAND FOR SALE

Manitou Springs, CO

This Commercial Zoned site is ideal for a multitude of uses.

Lot:

1.46 Contiguous Acres

Sale Price:

~~\$1 Million~~

\$925,000

\$15.17/SF

2024 Taxes:

\$9,410.21

Tax Numbers:

7405202014

7405202005

Permitted Uses:

**Car Wash Automotive
Retail**

Industrial

Office building

Other great potentials



- Flat site across Cave of the Winds
- Outstanding visibility from US 24 with excellent signage opportunity
- Near Many Noticeable Attractions
- Unbelievable & unobstructed views of Pikes Peak
- OTIS average daily traffic volume: 45,904 vehicles per day



TED T. LINK

Cascade Commercial Group

625 North Cascade Avenue #120

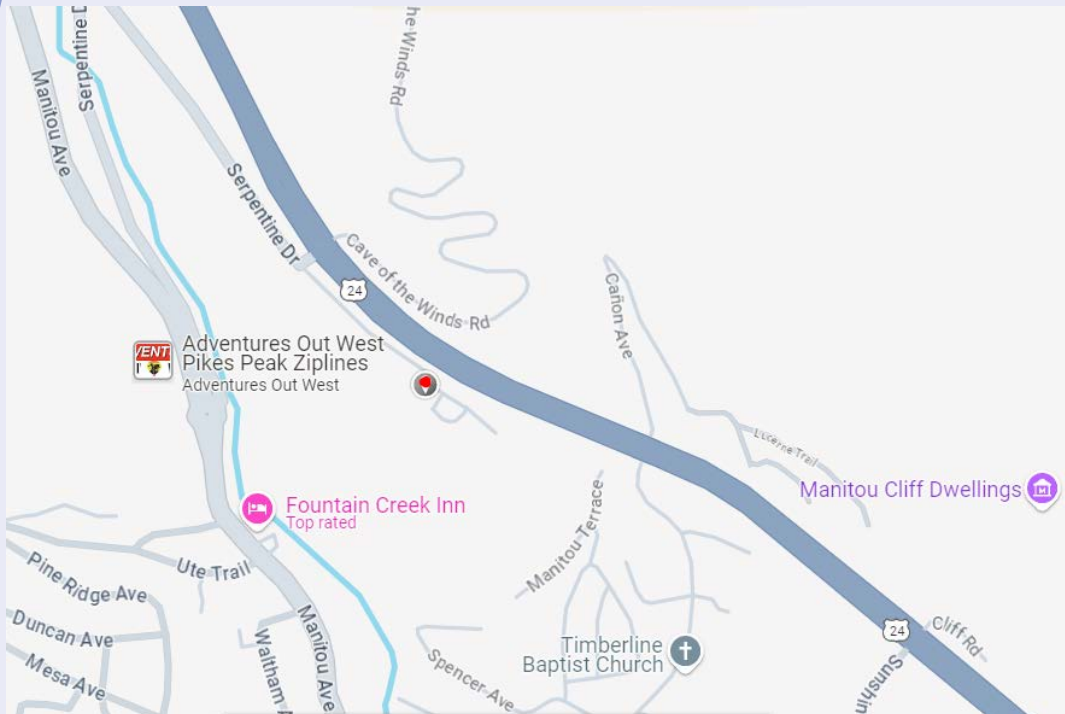
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