

FOR SALE | Historic Red Wing Motel

📍 56 El Paso Blvd. Manitou Springs, CO



NAI Highland

📍 2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

📞 719.577.0044

🌐 www.highlandcommercial.com



ASKING PRICE

\$2,750,000



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PROPERTY DESCRIPTION

The historic Red Wing Motel, an 11,588 square foot building originally constructed in 1951 (with expansion in 1961), stands as a charming boutique property in the heart of Manitou Springs, Colorado, offering immediate access to the Garden of the Gods park and stunning views of Pikes Peak. Extensively renovated in 2016 with over \$1.3 million invested, this well-maintained, turnkey operation features 19 updated guest rooms alongside a manager's 1-bedroom apartment and an owner's 2-bedroom apartment. This property blends mid-century character with modern comforts including free high-speed internet, smart TVs, and other on-site amenities. The Red Wing Motel is recognized in the area for its cleanliness, quiet location, and welcoming atmosphere. It presents an exceptional opportunity for immediate value-add enhancements in a prime tourist destination.

FEATURED AMENITIES

Free High Speed Fiber Optic Internet

On site Laundromat

Blocks from Garden of the Gods

Free shuttle through Manitou Springs (seasonal)

Smart TV's with free Netflix

Coffee and condiments

Daily Housekeeping Service

Pet and Smoke free facility in entirety

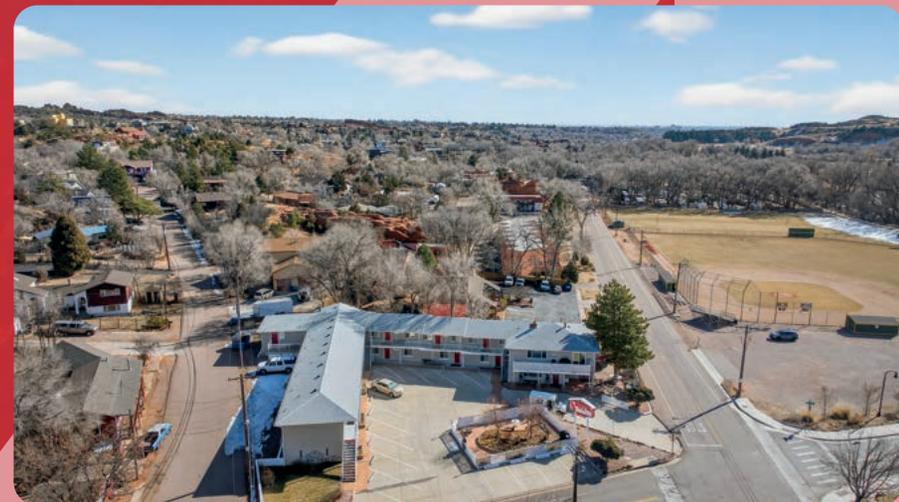


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NEIGHBORING AMENITIES

Manitou Cliff Dwellings	3.5 mi
Manitou Incline	2.7 mi
Cave of the Winds	3.1 mi
Garden of the Gods	0.5 mi
Cog Railway	2.5 mi
Ghost Town Museum	2.7 mi
Adventures Out West Pikes Peak Ziplines	2.2 mi
Manitou Art Center	1.3 mi
Cheyene Mountain Zoo	8.3 mi





MANITOU SPRINGS

OLD COLORADO CITY

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