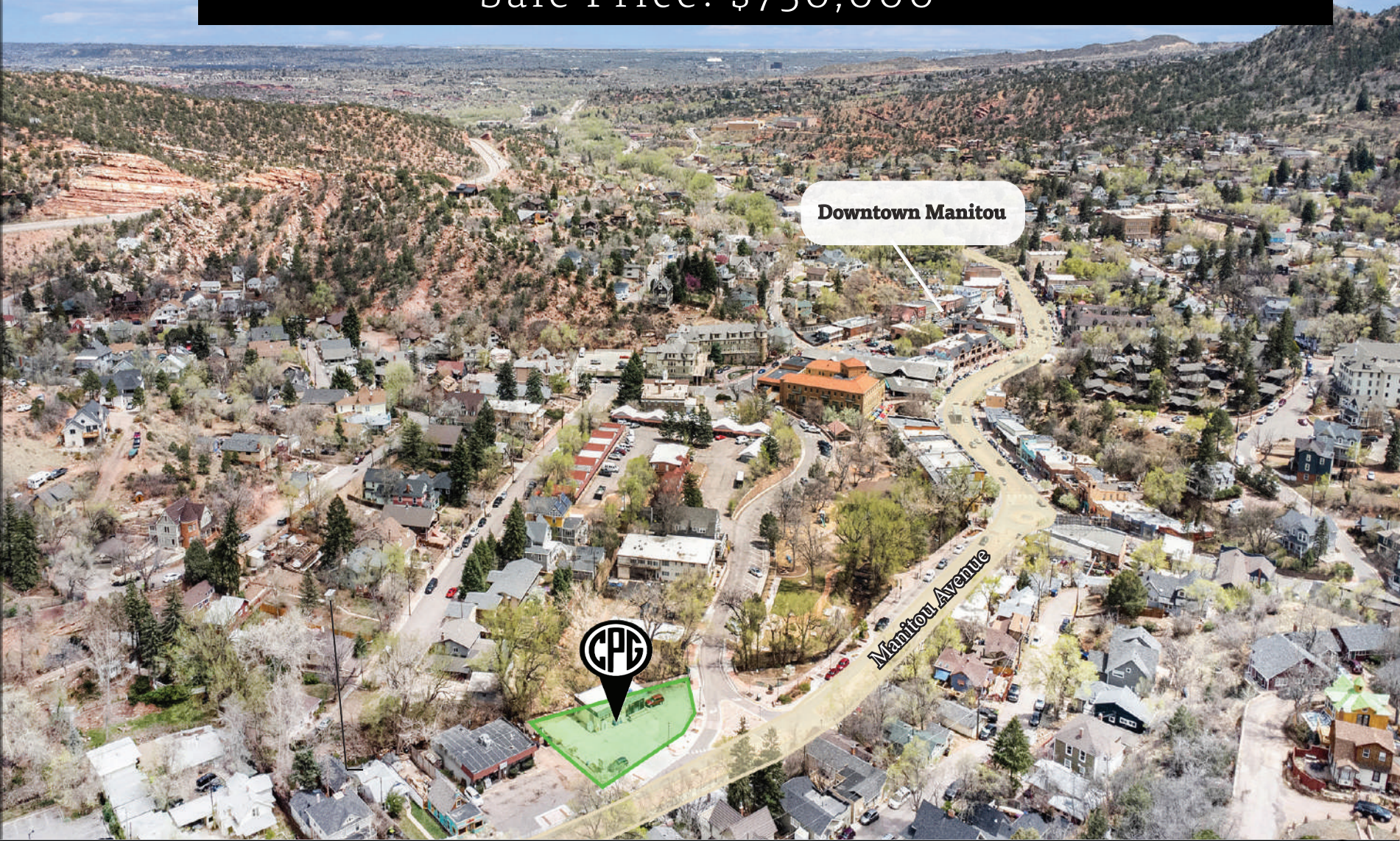


1106 Manitou Ave, Manitou Springs, CO 80829
Sale Price: \$750,000



Disclaimer

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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Mailing Address:
2149 S Holly St.
Denver, CO 80222

Commercial Site on Manitou Ave

1106 Manitou Ave, Manitou Springs, CO 80829

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1106 Manitou Ave, Manitou Springs, CO 80829



Property
Overview

Property Photos



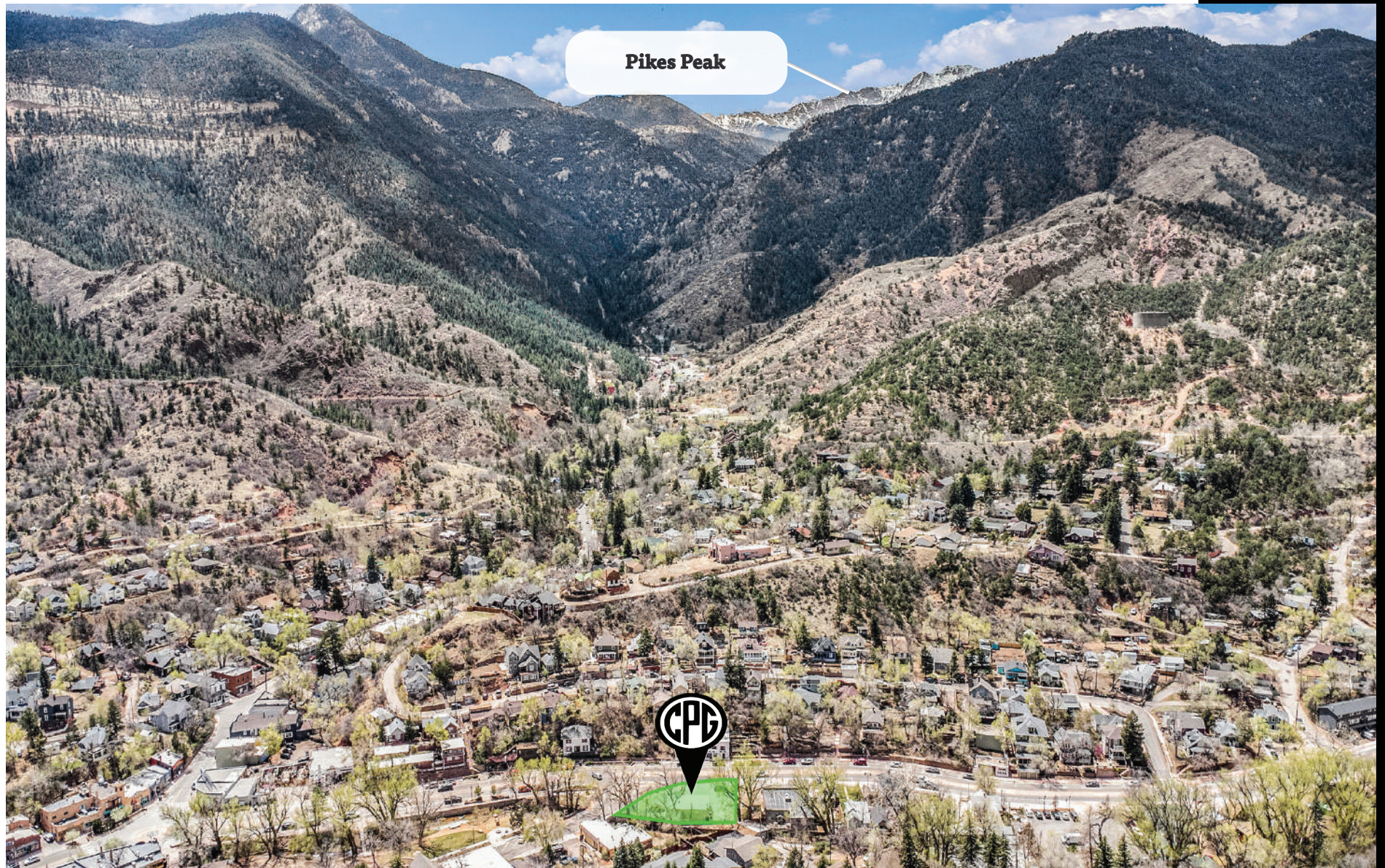
Property Photos



Property Photos



Property Photos



Property Photos



Property Details

LOCATION

Property Address	1106 Manitou Avenue
City, State, Zip	Manitou Springs, CO 80829
County	El Paso

PROPERTY

Lot SF	10,550 SF
Gross Building SF	1,288 SF
Year Built	1967
Property Subtype	Commercial

CONSTRUCTION

Exterior Construction	Masonry
Parking	Surface
Roof	Pitched Shingle



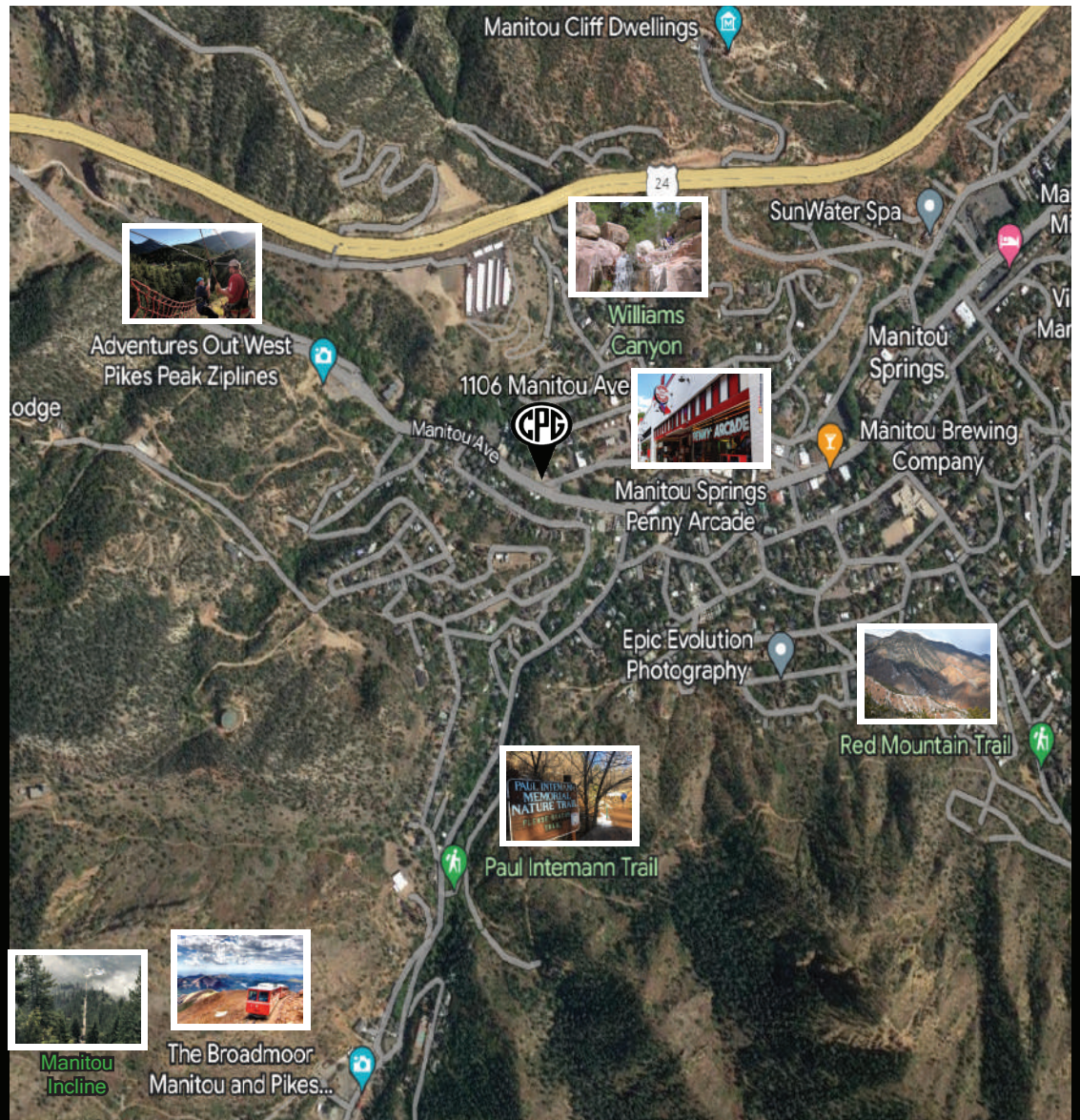
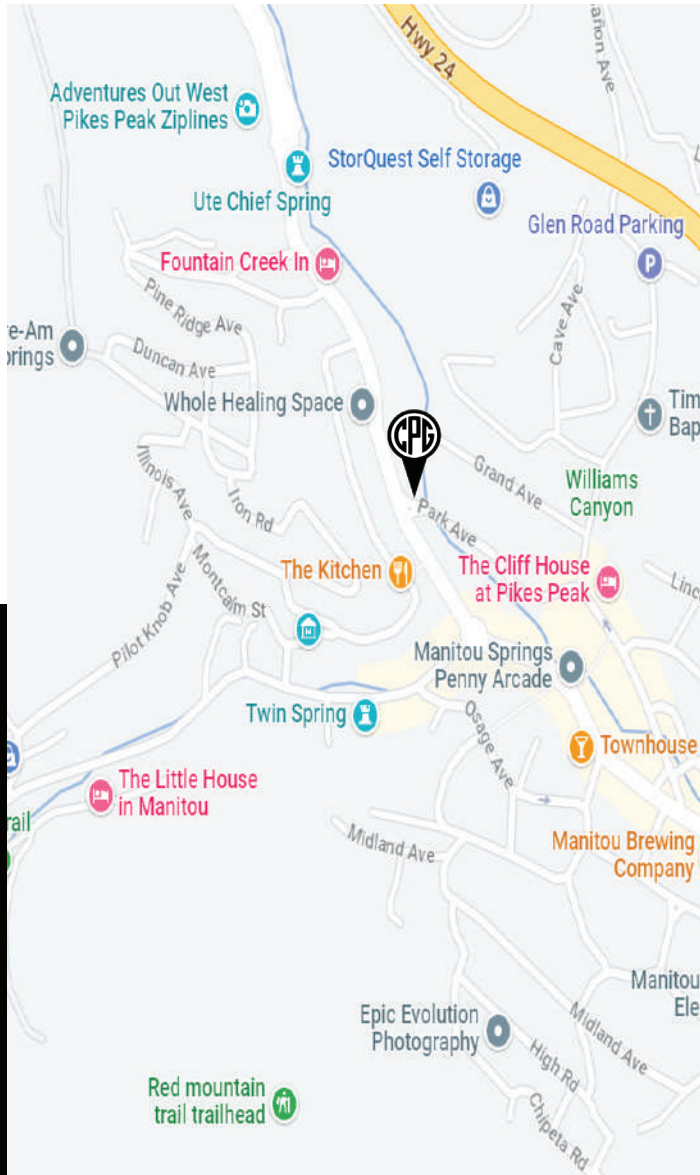
Property Details

Desirable Commercial Site on Manitou Ave!

Great opportunity for an owner user or investor/developer to acquire a desirable lot right in the heart of Manitou Springs! Tons of visitors and shoppers, minutes from the famous Miramont Castle, shopping, restaurants, parks, the amazing Manitou incline, and of course the Pikes Peak Cog Railway!



Location



WHY MANITOU SPRINGS



"Manitou Springs nominated as Top Best Small Town Art Scene" - USA Today, May 2023

The city of Manitou Springs once again ranks in the Top 10 Best Small Town Arts Scenes by USA Today.

By KELLY HAYES kelly.hayes@gazette.com May 26, 2023

THE GAZETTE

Manitou Springs has ranked in the Top 10 Best Small Town Arts Scenes in America by USA Today for the third consecutive year. Now, the city is competing with nine other towns across the country for the title of first place. "It is an exceptional honor to be nominated," said Creative Alliance Manitou Springs executive director Becca Sickbert. "The creative culture is just baked into every fiber of what community life looks like in Manitou Springs. Every day of the week there's something amazing happening." The nominations are based on both the quantity and quality of local museums, art galleries, performing arts and event calendars. With a population of only 5,000, Sickbert said she's proud of the small town.

"We feel like we are a mighty small town," she said. "The entire community of Manitou Springs fits in three square miles, so the density of our arts experiences is so high."



WHY MANITOU SPRINGS

Manitou Springs is a home rule municipality located at the foot of Pikes Peak in western El Paso County, Colorado, United States. The town was founded for its natural mineral springs. The downtown area continues to be of interest to travelers, particularly in the summer, with many shops and restaurants, as well as a creekside city park. The main road through the center of town was one of the direct paths to the base of Pikes Peak. Barr Trail, which winds its way up Pikes Peak, is accessible from town.

The Historic Downtown Manitou Springs is an artist's enclave featuring time-honored art galleries, street performers, creek-side restaurants, and boutique stores. Enjoy a free concert at the town's central Soda Springs Park, or take the kids fishing at Schryver Park, a shady oasis with an indoor pool, picnic area and stocked pond. Located at the base of Pikes Peak - America's Mountain, Manitou Springs is abundant with fun attractions and activities.

There are numerous natural mineral springs dotted throughout Historic Manitou Springs and are still available to the public. The native tribes considered the eruption of bubbles in the mineral water the breath of the Great Spirit "Manitou."

Manitou Springs' events are a great way to have fun and experience this unique mountain town. From the world-renowned Pikes Peak International Hill Climb, where drivers race to the summit of Pikes Peak – America's Mountain, and the unique Emma Crawford Coffin Race, come enjoy the entertainment that Manitou Springs' festivals have to offer.



Manitou Springs and Downtown Shops



Manitou Cliff Dwellings



Manitou Incline



WHY MANITOU SPRINGS

Attractions include:

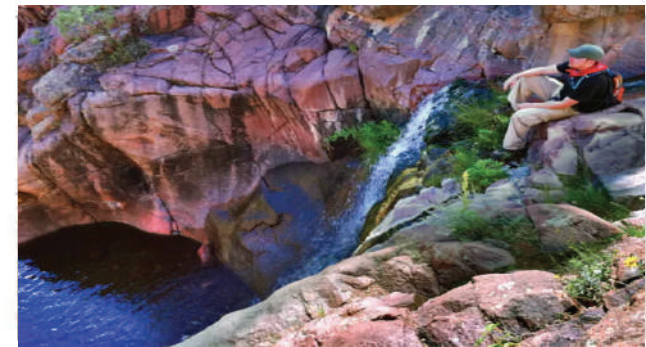
- Cave of the Winds, cave complex; tours given daily
- The Iron Springs Chateau Melodrama Dinner Theater, located on Ruxton Avenue, is a dinner theatre for families and adults.
- Manitou Cliff Dwellings, a full-size replica of Anasazi Indian cliff dwellings, as well as a museum. The cliff dwellings were built in the early 1900s, using materials from ruined cliff dwellings in the Four Corners area.
- Manitou and Pike's Peak Railway, extending from Manitou Springs to the top of Pikes Peak
- Manitou Springs Food Tour
- Manitou Springs Heritage Center
- Miramont Castle and Manitou Springs Fire Department Museum
- Rainbow Falls (aka Graffiti Falls) is a waterfall on Fountain Creek where there is a large amount of colorful graffiti painted on the canyon walls and bridge overpass.
- The only two recreational marijuana dispensaries in the county.

Mineral springs and parks

- The Springsabouts Walking Tours, a tour of nine of the Manitou Mineral Springs sites offered by the Mineral Springs Foundation. People can also take their own tour of the springs by visiting The Manitou Springs Chamber of Commerce & Visitors Bureau to pick up a free mineral spring's brochure, content chart and a sampling cup.
- Parks, from east to west along Manitou Avenue, include Schryver Park, Memorial Park, Mansions Park, and Soda Springs Park. Fields Community Park is located on El Paso Boulevard. Seven Minute Gazebo is located behind Mansions and Memorial Parks.
- There are a total of eight springs throughout town, each with their own mineral properties.
- Manitou Incline, a former incline railway bed that rises over 2,000 feet above Manitou Springs is a popular hiking and fitness activity.



The Broadmoor Manitou and Pikes



Williams Canyon



Manitou Springs Penny Arcade



Meet the Broker



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CONTACT US TODAY

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