



PRESENTING

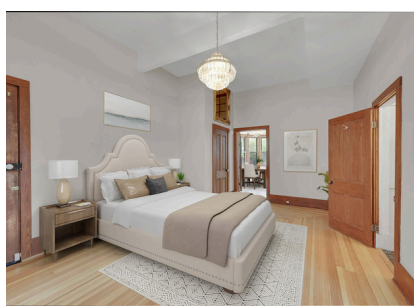
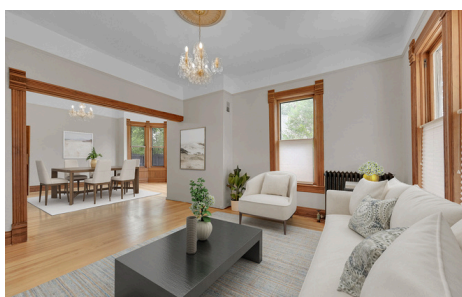
1824 W.COLORADO AVE

Now offered at \$725,000

LISTED AT ~~\$850,000~~

TYPE OFFICE, RETAIL, RESIDENTIAL

SIZE 3, 219 SQ FT



OVERVIEW

Opportunity for a resident, owner /user or investor to purchase this renovated 1888 Victorian with 4 beds, 2.5 baths, sunroom, updated kitchen, and baths.
Bonus: Income-generating cottage with 1 bed, loft, 1.5 baths. Use for office, retail, or as a residence with MX-M zoning and off-site parking.



5

Bedrooms



5

Bathrooms



4

Off-street parking



3

Potential units

1824 W. Colorado Ave.
Colorado Springs, CO 80904

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REAL ESTATE

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**HISTORY. CHARM. LOCATION. FLEXIBILITY.
IT'S PERFECT.**

[Virtual Tour Here](#)



Step into the timeless elegance of this century old Victorian, accompanied by a versatile back cottage, both offering an array of potential uses including commercial office or retail, residence, short-term rental, or mixed live-work options.

Nestled in a prime location on West Colorado Avenue, walking distance to the heart of Downtown and Old Colorado City, with MX-M zoning offering versatility of use. Whether serving as a homey office space, charming boutique, vibrant residence, or a little bit of each.



PRIMARY BUILDING

1824 W. COLORADO AVE.
COLORADO SPRINGS, 80904

- BUILT IN 1888
- 1,970 SF
 - 1392 MAIN LEVEL
 - 578 UPPER LEVEL

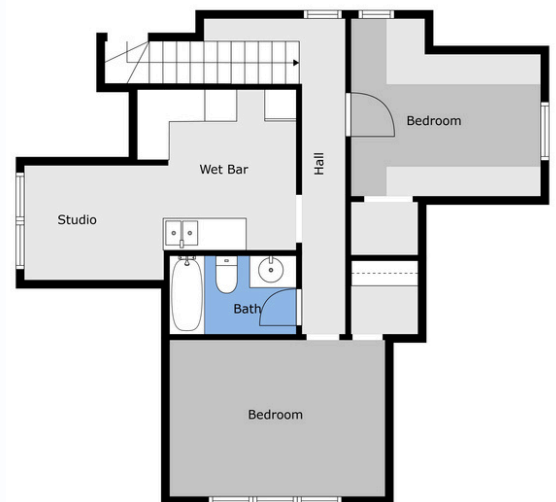
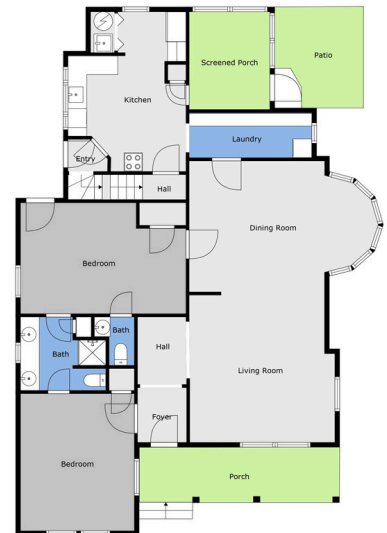


Constructed in 1888, the main house has been meticulously renovated to blend modern conveniences with historic charm. Fresh paint, refinished original hardwood floors and a new kitchen including brand new stainless steel appliances and leathered granite countertops. Detailed trim work, updated bathrooms, new sewer line (2023), newer boiler (2020), roof (2017), and foundation improvements bring this home into the 21st century without sacrificing its Victorian allure.

Featuring 4 bedrooms, 2.5 bathrooms, this home includes a formal dining room, ample closet space, an original leaded glass pantry, cheery sunroom, and an upstairs studio or home office. The layout offers flexibility with potential to separate into two distinct units (upstairs/downstairs), each with private entrances — ideal for generating additional income or accommodating a live/work arrangement or short term rental. Modern conveniences are provided with laundry hookups both upstairs and downstairs, optional kitchen in upstairs apartment, and a stackable washer/dryer included.

Commercial Use Highlights:

- High Visibility, 17k VPD
- 4 space off-street parking lot, parking variance from past restaurant usage
- Backflow prevention in place
- Multiple entries for separated leasing or individual office/studio use
- Basement for added storage, sunroom makes a great receiving space



COTTAGE

1822 W. COLORADO AVE. COLORADO SPRINGS, 80904

- BUILT IN 1998
- 840 SF
 - UPPER LEVEL LOFT
 - MAIN LEVEL PRIMARY BEDROOM, KITCHEN, AND BATHS



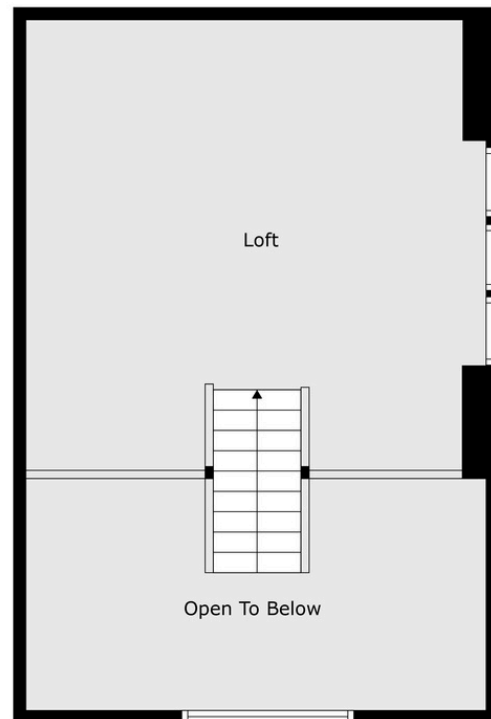
The back cottage presents a wonderful opportunity as it has in-place income of \$1,600 per month until July 2026.

This cottage includes 1 bedroom plus a loft, 1.5 bathrooms, and is equipped with its own laundry and kitchen facilities, as well as central heating and air conditioning.

It holds potential for future use as a short-term rental for an owner occupant, additional office space or multi-generational living. It could also be converted into a one-car garage with an attached office or loft, depending on your needs.



Floor 1



Floor 2