

Retail/Land For Sale in Monument

252 N Front St, Monument, CO 80132
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**Hoff &
Leigh**

Executive Summary

252 N Front Street
Monument, CO 80132

 **\$750,000**



Square Feet
1,478 SF



Lot Size
0.585 Acres



Property Type
Retail, Land



Zoning
DB



Enterprise Zone

Now available for sale, this unique property is situated at 252 N Front St in the heart of Downtown Monument. It includes 1,478-square-foot of retail buildings on a 0.11-acre lot, along with an adjacent 0.46-acre parcel. These properties can be purchased separately or together, totaling 0.585 acres. Zoned DB (Downtown Business), the site offers flexibility for a variety of uses. Positioned along Downtown Monument's main street, this prime location benefits from high foot traffic and excellent visibility.

Additionally, this property is located within an Enterprise Zone, which offers potential tax incentives and economic benefits for businesses looking to invest in the area. These incentives may include tax credits for job creation, equipment purchases, and capital investment, making this an attractive opportunity for business owners and investors.

Adding to its historical charm, this property was once owned by Henry Limbach, the first mayor of Monument and a pivotal figure in the town's early development. Limbach, who originally named the property "Henry's Station," was a major landowner in the area, contributing significantly to the city's foundation.

The furniture, fixtures, and equipment (FF&E) currently in the building are available for sale under a separate agreement. If you are interested in any of the existing FF&E, please don't hesitate to express your interest.

Pricing:

- **1,478 SF + 0.11 Acres = \$500,000**
- **0.46 Acres = \$250,000**
- **Combined (1,478 SF + 0.585 Acres) = \$750,000**

Don't miss out on this unique opportunity. Contact Jayme Wilson or Chris Myers today for more information or to schedule a private tour.

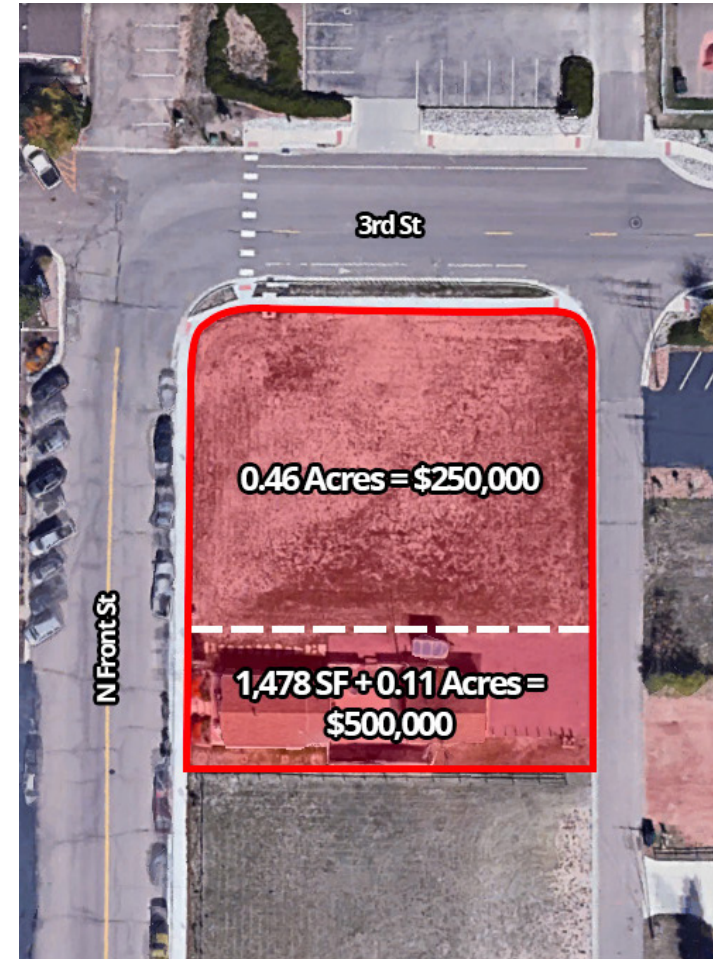
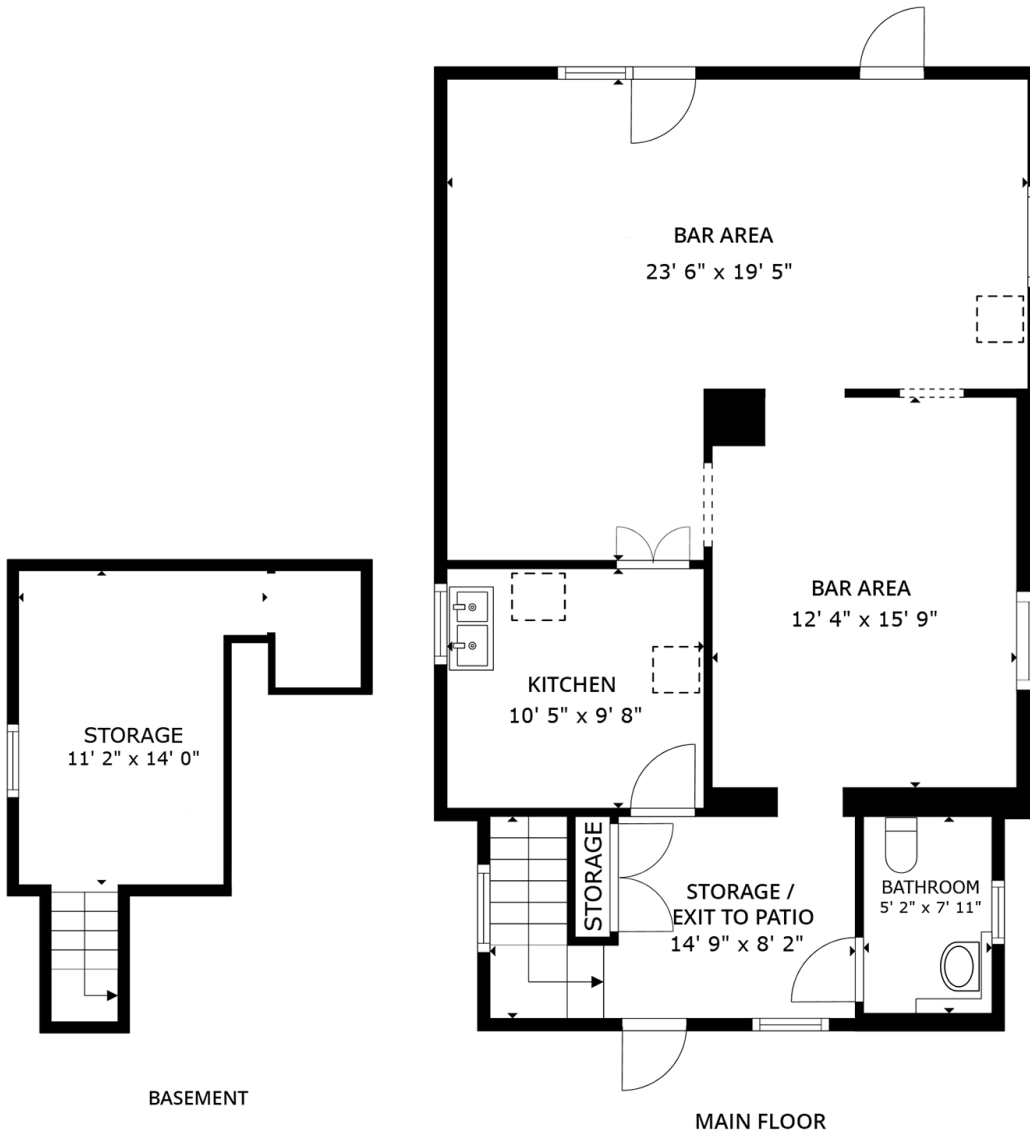
Photos

252 N Front Street
Monument, CO 80132



Floor Plan/Parcel

252 N Front Street
Monument, CO 80132



Location Overview

252 N Front Street
Monument, CO 80132



Avg. Income
\$53,328



Household Size
2.1



Population
8,854



Median Age
45.2 Yrs

Highlights

- Prime Downtown Location
- Quick Access to I-25
- High Growth Area
- FF&E Available
- Enterprise Zone

