

FOR SALE \$675,000

PRICE REDUCED

**FREESTANDING BUILDING
WITH 2ND RESIDENTIAL INCOME PROPERTY
IN HISTORIC DOWNTOWN MONUMENT**



244 N WASHINGTON ST

MONUMENT, CO 80132



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



WEST BUILDING HIGHLIGHTS

1915

YEAR BUILT

1,324

SQUARE FEET

B
(BUSINESS)

ZONING

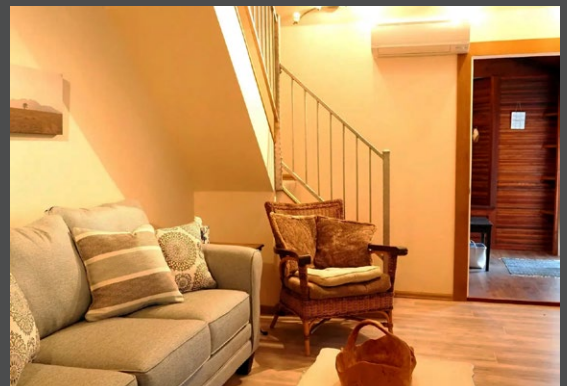
BUILDING CURRENTLY FEATURES

3 OFFICES
KITCHEN/BREAKROOM
RESTROOMS
WAITING/RECEPTION AREA
ON SITE PARKING

RECENT FULL PROPERTY IMPROVEMENTS

NEW ROOF 2023
NEW LANDSCAPING
NEW SPRINKLER SYSTEM





EAST BUILDING HIGHLIGHTS

1990

YEAR BUILT

676

SQUARE FEET

**RESIDENTIAL INCOME PROPERTY
CURRENTLY FEATURES**

LOFT

KITCHEN

LIVING ROOM

ALL FURNISHINGS INCLUDED



LOCATION



Population	Households	Avg. Household Income
4,179	1,605	\$107,668



Population	Households	Avg. Household Income
24,723	9,156	\$147,207

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Commercial