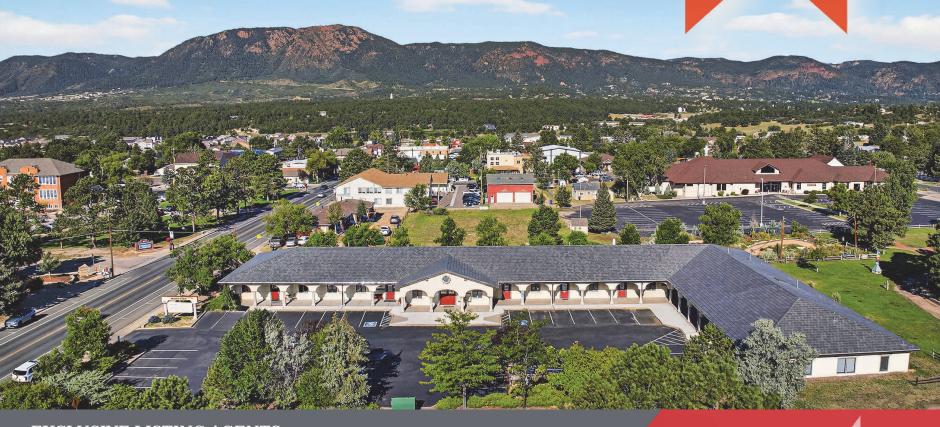
# NalHighland

325 2<sup>nd</sup> Street, Monument, Colorado 80132

o Office For Sale

\$1,990,000



### **EXCLUSIVE LISTING AGENTS**

### **CRAIG A. ANDERSON**

Principal (719) 963-6203 anderson@highlandcommercial.com

### **JOHN P. BENSON**

Associate Broker (719) 663-0027 benson@highlandcommercial.com



Take advantage of this unique opportunity at 325 Second Street, a 13,088 SF multi-tenant office building situated on nearly an acre of prime land in the heart of Monument, Colorado. This well-maintained property offers a strong location advantage for investors seeking a clean, versatile building with solid income potential.

## **Building Specifications**

• Purchase price - \$1,990,000 (\$152 PSF)

• Building size: 13,088 SF

• Lot Size: 0.94 Acres

• Zoning: DB

• Year Built: 1994

• Taxes: \$27,074.94 (2025)

• NOI: \$119,552.14 (2024)

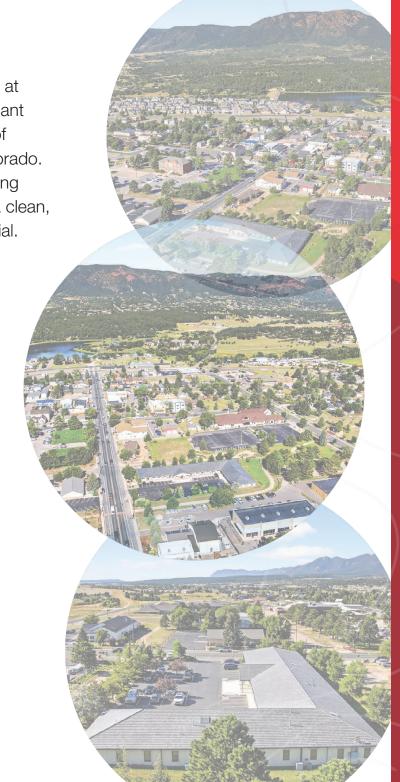
· Located on the Santa Fe trail

• Adjacent to downtown Monument

• New Roof (2025)

• Easy access to and from I-25

• 0.7 miles from Monument Lake



# MONOMENT

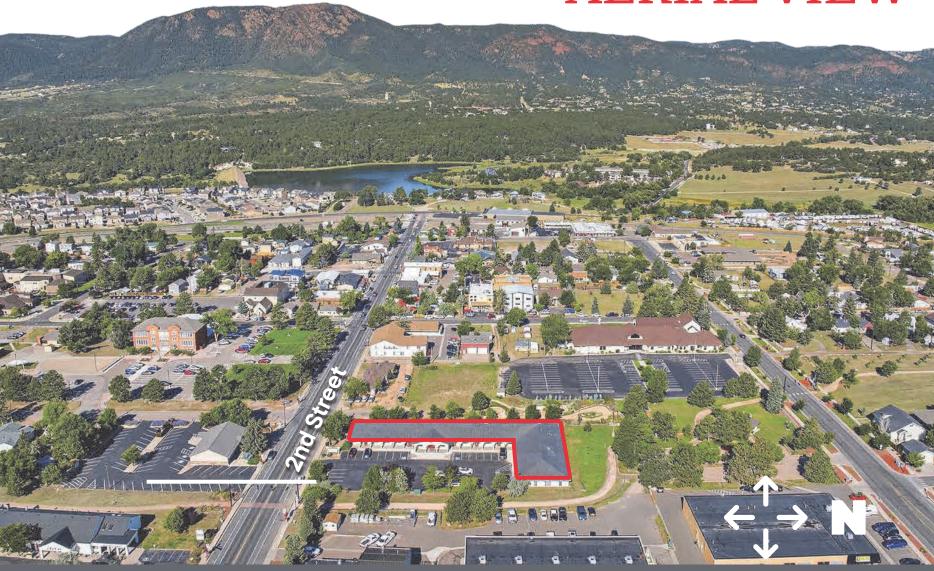






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# **AERIAL VIEW**



Demographics POPULATION/ HOUSEHOLD INCOME

3 MILE 5 MILE 00000 1 MILE 3,618 44,157 25,638



1 MILE 3 MILE 5 MILE \$187,731 \$149,062 \$177,038









# **LOCATION MAP**

MINUTES TO I-25



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09/29/2025