

FOR SALE OR LEASE • OWNER-USER & INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

123 & 119 Cañon Avenue • Manitou Springs, Colorado 80829



PRESENTED BY

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Property Summary



LIST PRICE

\$1,500,000

PRICE / SF

\$379 / SF

FOR SALE AT \$1,500,000 • GROUND-FLOOR RETAIL (1,736 SF) AVAILABLE FOR LEASE • OWNER-USER & INVESTMENT

PROPERTY TYPE **Freestanding 2-Story Commercial Building**

GROUND-FLOOR RETAIL (NNN)

2ND-FLOOR STR / RESIDENTIAL LOFT

STORAGE UNITS (GROSS)

TOTAL BUILDING AREA

3,953 SF

123 CAÑON AVE

3,338 SF

Retail + Residential Loft

119 CAÑON AVE

615 SF — Storage

Unit A: 129 SF • Unit B: 367 SF • Unit C: 119 SF (vacant)

YEAR BUILT

2003

CONSTRUCTION

Masonry / cast-in-place concrete

Type V-N

STORIES

2

ZONING

Manitou Springs Mixed-Use

FRONTAGE

±43 ft on Cañon Ave • backs to Fountain Creek

OCCUPANCY

100% main bldg • 2 of 3 storage units leased

SQUARE-FOOTAGE BREAKDOWN

COMPONENT	USE	SF
Ground-Floor Retail	Commercial — Kill Your Culture	1,736
Residential Loft	Residential / Short-Term Rental / Dedicated Parking	1,602
Storage Unit A	Storage — 119 Cañon	129
Storage Unit B	Covered Parking / Storage — 119 Cañon	367
Storage Unit C	Storage (vacant) — 119 Cañon	119
Total Building Area		3,953

Property Breakdown



Ground-Floor Retail

1,736 SF • 123 CAÑON AVE

CURRENTLY OCCUPIED • AVAILABLE FOR LEASE

Street-level storefront with stone-and-stucco facade and large display windows fronting Cañon Avenue. Occupied by Kill Your Culture on a triple-net basis, currently month-to-month. High visibility along a walkable, high-traffic tourist corridor.



Second-Floor Loft — Short-Term Rental

1,602 SF • 3 BED / 2 BATH

Creekside loft currently operated as a short-term rental (Evolve-managed). Open-concept living with two fireplaces, hardwood floors, wall-to-wall windows, a full kitchen with island seating, and a covered balcony overlooking Fountain Creek and downtown Manitou Springs. STR also has dedicated uncovered parking adjacent to building.



Storage Building — 119 Cañon Ave

615 SF • THREE STORAGE UNITS • 119 CAÑON AVE

Storage units are located in an ancillary building adjacent to 123 Cañon Ave, included in the sale.

UNIT A — 129 SF • Leased

UNIT B — 367 SF • Leased

UNIT C — 119 SF • Vacant — available for lease

INVESTMENT HIGHLIGHTS

- Three independent income streams: NNN ground-floor retail, proven short-term-rental loft, and gross-lease storage units.
- Retail tenant on NNN — reimburses 52% of taxes, insurance & CAM.
- In-place retail (triple-net) — mark-to-market upside.
- Vacant storage unit (119C) offers immediate lease-up.

OWNER-USER HIGHLIGHTS

- Occupy the 1,736 SF ground-floor retail with prime Cañon Ave frontage.
- Or use the second-floor loft as a residence or second home.
- Income from the other components helps offset ownership cost.
- Turnkey short-term rental already generating revenue.
- Walk-to-everything downtown Manitou Springs setting.

