

Cameron Yost
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 (719) 257-3949



Cross Property Agent Full Report/Map

Agent Full Report /Map

COMMERCIAL - Mobile Home Park

875 & 895 Monument ST, Calhan, CO 80808 County: **El Paso**

Status: **Active**
 Price: **\$1,800,000**



Offered For: **Sale**
 Zoning: **NOT AVAILABLE**
 Acres: **4.060**
 Land Usage: **Mobile Home Park**
 Property UseType: **Investment**
 Property SubType: **Mobile Home Park**
 Construction Year:
 Sub Area:
 DOM: **84**
 Schedule#: **2202300036**
 MLS#: **6697698**

SQUARE FEET

Acres:	Total	4.060	Min Avail	Max Contig Avail	Divisible
Unit 1:					
Unit 2:					
Unit 3:					
Building Total:		0			

Building/Property Name: **Aspen Homes Mobile Home Community** SqFt Source: **Assessor Records**

PROPERTY DESCRIPTION

Year Built: Construction Status: **Existing**

Ceiling Height: Total Units: **20** Land Usage: **Mobile Home Park** Office Class:

Property Sub Type: **Mobile Home Park**

Property Use Type: **Investment**

Zoning: **NOT AVAILA** Zoning Entity: Use:

Street Desc/Access: **City/Town Road**

Legal Desc: **THAT PORT NE4SW4 SEC 2-12-62 AS FOLS, COM AT NE COR OF THE W2 BLK 21 WHITES 2ND ADD TO CALHAN NOW VAC, TH S ALG E LN OF SD W2 BLK 21 90.00 FT M/L & POB, TH WLY 218.60 FT M/L, TH SLY 262.00 FT, TH ELY 218.60 FT M/L TO A PT ON THE E LN OF SD W2 BLK 21 EXT SLY, TH NLY ALG ELY LN 262.00 FT M/L TO POB, CALHAN, EL PASO COUNTY, COLORADO AND LOT 1 KINGS MINOR REPLAT OF BLOCK 18 WHITES 2ND ADDITION TOWN OF CALHAN, EL PASO COUNTY, COLORADO**

Directions: **From Falcon take Hwy-24 East 18.3 miles, turn Right onto 8th St and proceed .2 miles, turn Right onto Monument St and proceed 200 yards to 875 & 895 Monument St.**

BUSINESS INFORMATION

Offered For: **Sale** Lease Rate Per: Lease Type:

Sale Price High: **\$1,800,000** Sale Price Low: NNN:

PROPERTY REMARKS

Property Description Remarks:
Mobile Home Park in the Colorado Springs bedroom community of Calhan, Colorado. Opportunities like this don't often come around. 20 developed "country size" large lots all with city utilities. With a current CAP of 6.90 and an upside pro forma CAP of 11.51, this highly profitable property is a real gem. **20 developed "country sized" lots ** 2 undeveloped lots ** 3 Park Owned Mobile Homes ** 5 Rent-To-Own Homes ** 6 vacant, developed lots ** Tremendous Upside Potential. Contact Agent for Prospectus. This property is being sold in compliance with Colo. Rev. Statute 38-12-217

TERMS

Terms Offered: **Cash, Conventional**

Possession Terms: **DOD** EM Prom Note: **No**

Earnest Money: **\$50000** Earnest Money Holder: **Empire Title**

Title Company: **Empire Title** Existing Loan:

Assumable Loan: **No** Tax: **\$1,507**

Notices: **Corporate Owned, Established Rental History, See Show/Agent Remarks, Sold As Is**

COOP/COMPENSATION

Listing Office: **Kimmel Realty**

Office Ph: **(719) 238-2044** Office Fax:

Listing Agent: **Cameron Yost** Cameron@KimmelRealtyGroup.com

LA Phone: **719-257-3949** LA Fax: LA Add'l Phone: **(719) 238-2044**

Co-Listing Agent: **Josh Kimmel** Josh@KimmelRealtyGroup.com

Co-LA Phone: **(719) 238-2044** Co-LA Fax: Co-LA Add'l Ph:

Appointment Contact: **Cameron Yost @ 719-257-3949 or Josh Kimmel @ 719-238-2044**

Type Agreement: **EAG** Service Level: **Full Service** Variable Rate: **No** Virtually Staged: **No**

COOP Compensation: **3 %**

Photo: **AGR** VOW: **Yes** Elec Adv: **Yes** Blog: **No** AVM: **No** Display Address: **Yes**

SHOW/AGENT REMARKS

Listing Agent must accompany Buyer's Agent and/or any interested party. Do Not access property without Listing Agent. 24 hour notice requested. For complete Prospectus contact Cameron Yost or Josh Kimmel. This property is being sold in compliance with Colo. Rev. Statute 38-12-217

List Date: **01/04/24** Pending Date: Under Contract Date:
Original Price: **\$1,800,000** DOM: **84** MLS#: **6697698**

Search Criteria

Status is one of 'Active', 'ACT 1st Rgt-Showing', 'UC Short Sale - Showing', 'Under Contract - Showing'
List Agent MUI is 35975610
Co List Agent MUI is 35975610
Selected 1 of 1 result.