



# Woodland Park Building

210 N Pine | Woodland Park, CO



**FOR SALE \$650,000**

INVESTMENT OPPORTUNITY



## Property Overview

BRC Real Estate is pleased to present this hard-to-find investment opportunity in the heart of Woodland Park, CO. This multi-faceted commercial building is cash flowing and offers two office spaces, that are both occupied with strong leases in place. In addition, the building has a short-term residential suite that generated \$18,848 of net income in 2023. Recently, short term rentals have been under attack in Woodland Park, but due to the neighborhood commercial zoning of the property, your rental won't be affected. Known as "The City Above the Clouds", and surrounded by Pike National Forest, tourists and outdoor enthusiasts frequent the city. There is very limited opportunity for investors to acquire property that is producing income from day one, so do not hesitate to reach out to our professional team to gain more information and to schedule a showing.



### TENANTS

Atlas CPAs - NNN Lease through 2026  
Rent is \$26,700 Annually + NNN

Justin Fish Legal  
\$7,200 Gross Annually



### BLDG SIZE

2,832 SF



### NOTES

Building Divided into  
\* VRBO Rental Space  
\* Office Space

Costar 2022/23, CDOT

## area Demographics

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	5,832	11,324	13,473
<b>HOUSEHOLDS</b>	2,415	4,597	5,509
<b>H.H. INCOME</b>	\$95,708	\$103,830	\$102,865

## VRBO RENTAL SPACE

---

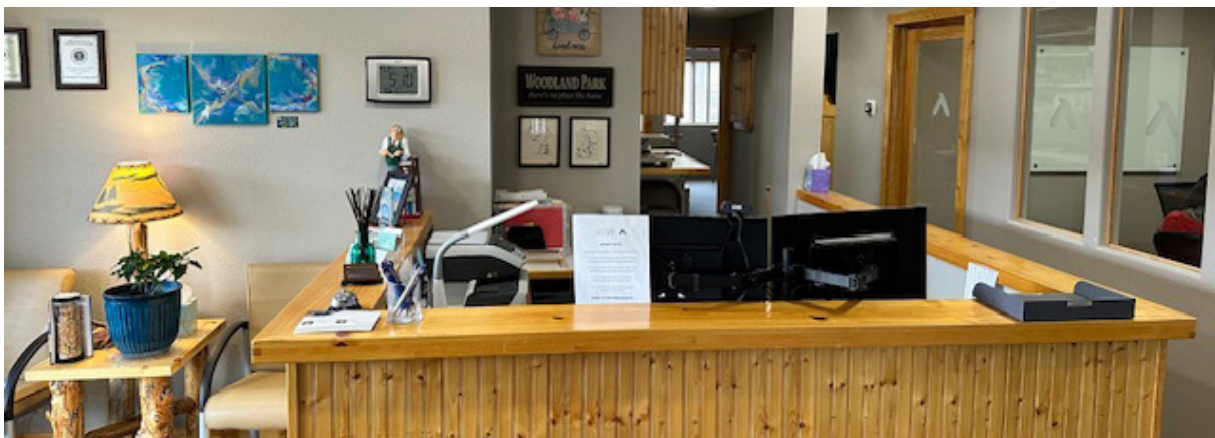


MURPHY BED

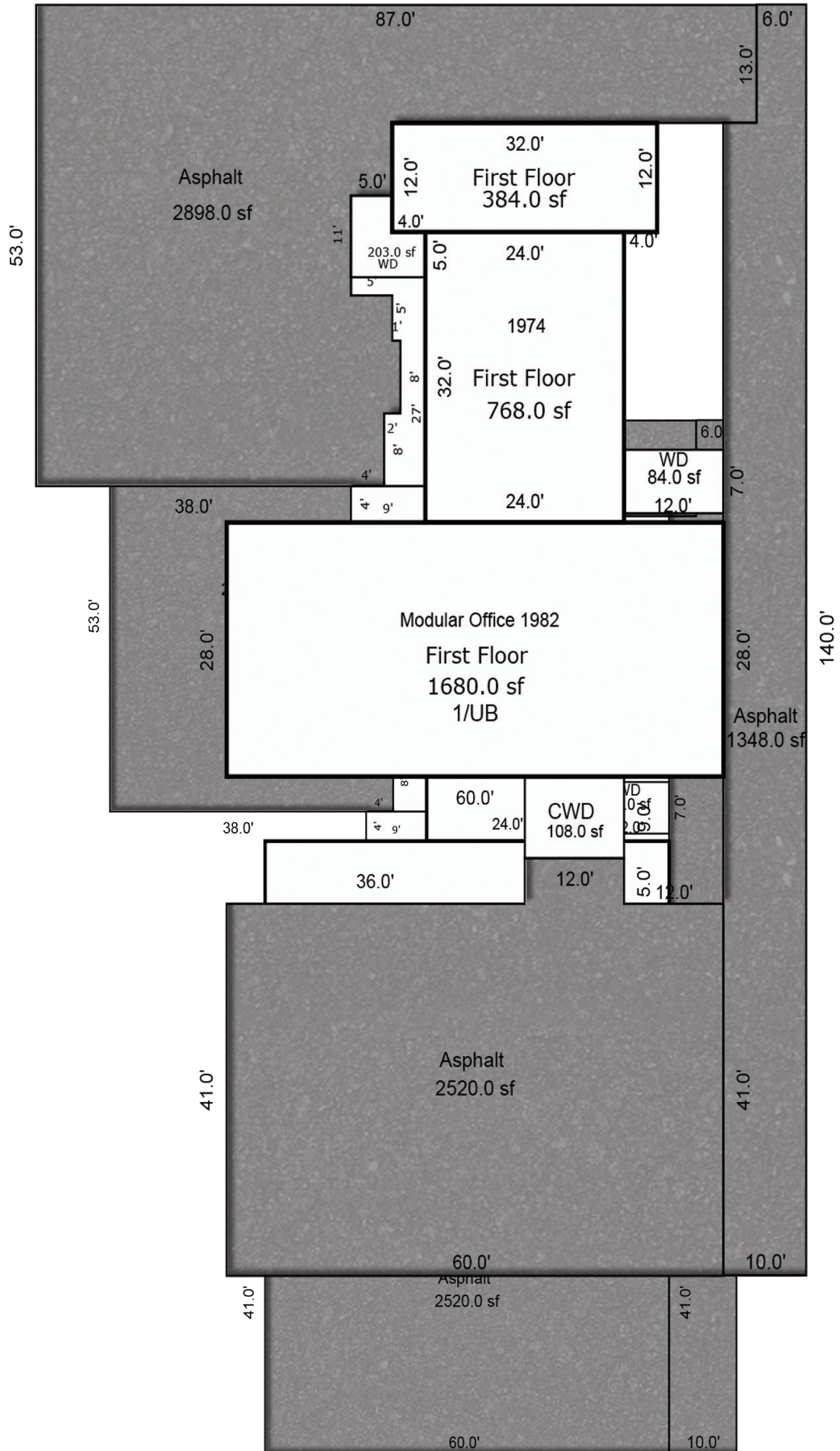


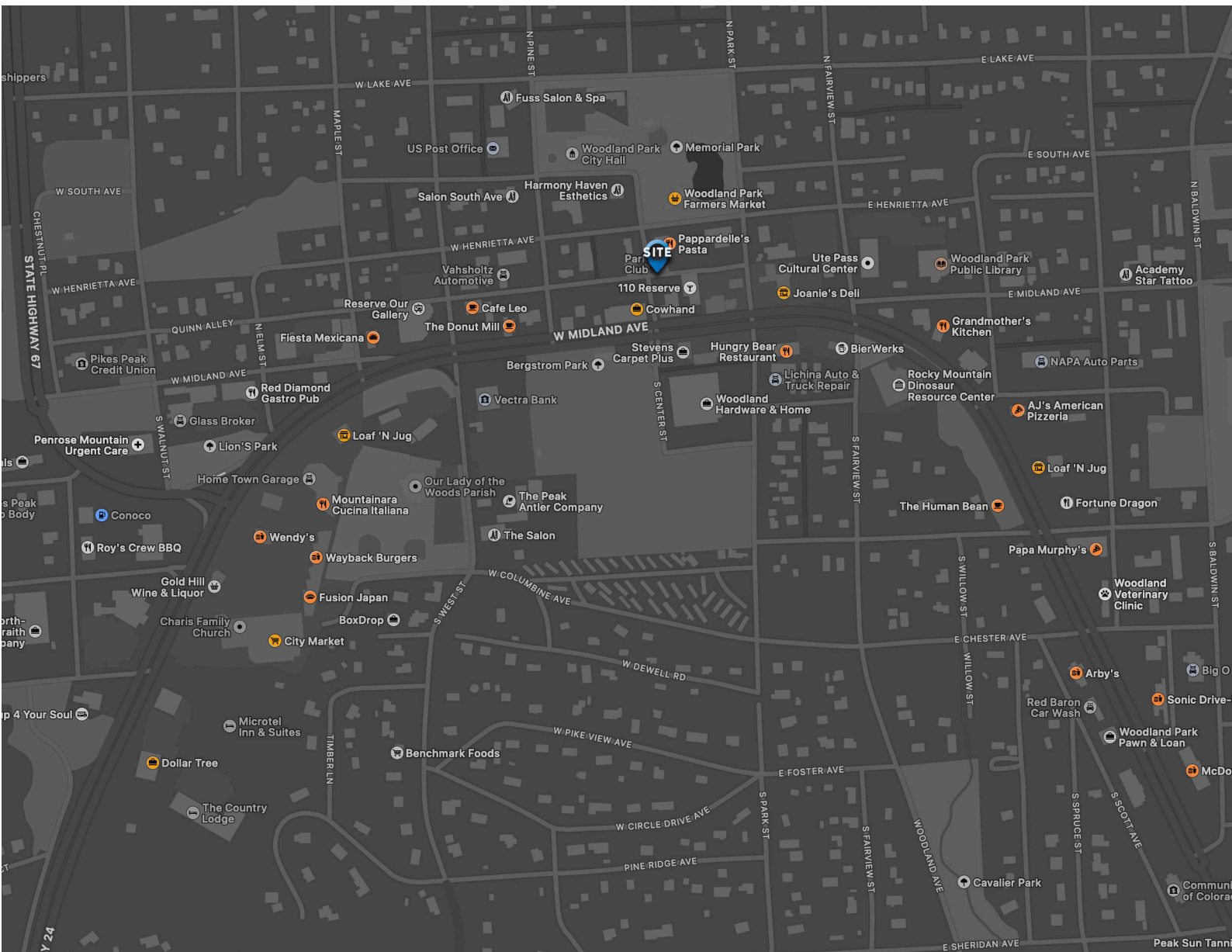
## FRONT OFFICE SPACE

---



# SITE PLAN





## aerial map & competition

Woodland Park is located just 20 minutes west of Colorado Springs and is the largest city in Teller County with a population of about 8,500 people. The climate is temperate with summer high temperatures reaching the 80's with cool evenings. Winters are surprisingly mild, especially considering the 8,500 elevation. Fall in Teller County is simply spectacular with aspen, oak brush and cottonwoods igniting the landscape with vivid yellows, oranges and reds.

Woodland Park is a first-class city with a full-service hospital and emergency room, two grocery stores, a Wal-Mart Supercenter and a robust downtown area with unique shops, brew-pubs and restaurants. Nearby Cripple Creek features the historic mining district of the world's greatest gold strike and is the hub for limited stakes gaming in Southern Colorado.



**JASON KEITH**  
303.718.9249 | [jason.keith@brcrealestate](mailto:jason.keith@brcrealestate)

**ADAM MILLER**  
941.730.1580 | [adam.miller@brcrealestate](mailto:adam.miller@brcrealestate)

**RIP ROARING SALES, INC**  
**MICHAEL CHARNEY**  
719-337-6453 | [michael1.charney@gmail.com](mailto:michael1.charney@gmail.com)