

High Visibility & Easy Access to Hwy 24



740 East Highway 24 • Woodland Park, Colorado

- Easy access & visibility to Highway 24
- Great owner-user opportunity
- Ample parking
- Sold as a package

Two Office Buildings for Sale or Lease
Former Teller County Offices
740 East Highway 24 • 540 Manor Court
Woodland Park, Colorado 80863



540 Manor Court • Woodland Park, Colorado

Total Price \$766,620

740 E Hwy 24		540 Manor Ct	550 Manor Ct
FLOORS	Two stories	One story	Parking
BUILDING SIZE	6,912 SF estimated*	5,865 SF estimated*	N/A
LAND AREA	14,375 SF (0.33 AC)*	25,265 SF (0.58 AC)*	53,143 SF (1.22 AC) estimated*
YEAR BUILT	1984	1981	N/A
ZONING	WPCC	MFS	WPCC
LEASE RATE	\$8.00 PSF, NNN	\$8.00 PSF, NNN	Included
SALES PRICE	\$414,720.00	\$351,900.00	Included
COMMENTS	Highly visible two-story office building on US Hwy 24. Variety of suites available. Suitable for multiple tenants or a single tenant.	Great one-story single-user office building; may be subdivided.	TOTAL PRICE \$766,620 = 12,777 SF Buildings, 2.13 AC of land*

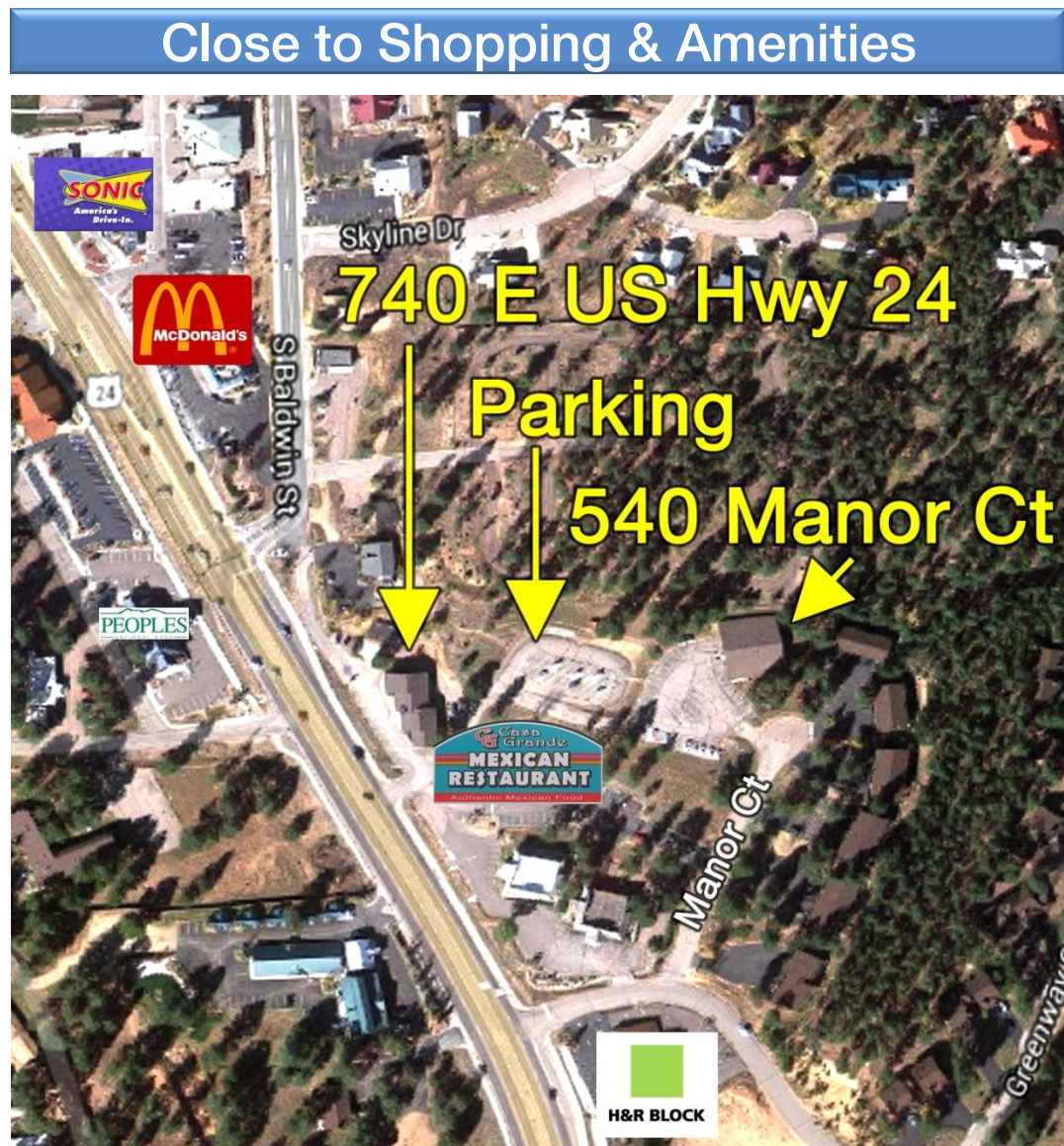
*All information is from the El Paso County Assessor records and not guaranteed.



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Close to Shopping & Amenities

For more information

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