



**575 5th ST**

**Calhan**

**\$350,000**

From Powers Blvd in Colorado Springs take Hwy 24 northeast 26 miles to Calhan, then continue east 6 blocks. Corner Hwy 24 (5th Street) & Denver St.

Turnkey operation with 2 businesses. Garage bldg is 50' x 70' with 12' sidewalls. Antique Shop approx. 2,857 sq. ft. includes 40' x 40' bldg with 20' x 60' addition & 57 sq. ft. restroom addition. The two bldgs are connected by the restroom. Garage includes some of the tools & equipment. Antique shop is full & most of the inventory stays. Great opportunity to get two businesses that can be operated together. Owner has worked in the garage for over 62 years so there's a little history here!

**Customer Full Report**



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**MLS#:** 714192      **St:** ACT      **LP:** \$350,000  
 575 5th ST, Calhan, CO  
**Area:** C/R - Calhan/Ramah      **Zip:** 80808  
**TCR Area:**      **County:** El Paso  
**Schedule #:** 2202124008      **SubArea:** Calhan  
**BSA:**      **Top:** 5554      **Side:** 2223  
**Legal Description:** S 150 Ft Of Lot 3 Ex Hwy Blk 22 Calhan

**Zone:** UNZONED      **Zone Entity:** CAL  
**Type of Property:** Mixed Use  
**Industrial Type:**  
**Retail Type:** Free Standing Bldg

	Total	Min Avail	Max Contig	Divisible
<b>Acres:</b>	0.43			N
<b>Lot SqFt:</b>	18,750			N
<b>Vacant Space:</b>				N
<b>Unit 1:</b>	3,500			N
<b>Unit 2:</b>	2,857			N
<b>Unit 3:</b>				N
<b>Building Total:</b>	6,357			N
<b>Building Name:</b> Warren Garage				
<b>Anchor:</b>				

**Property Description**

**Construction Year:** 1945      **Stories:** 1      **Parking Spaces:**      **Sprinklers:** N  
**Street Desc/Access:** Highway  
**Ceiling Height:** 12      **Total Units:** 2      **Land Usage:** Mixed Use      **Office Class:**  
**Use:** Garage & Antique shop      **SqFt Source:** Assessor Records  
**Rights For Sale:**      **Rights For Lease:**  
**Dock Hi Overhead Door:** N      **Drive In Overhead Door:** Y      **Height of Highest Door:** 11.0      **Width of Widest Door:**  
**Outside Storage:** Y      **Ground Level:** Y      **Rail Available:** N      **Rail Provider:**  
**SIC Code:**      **NAICS Code:**

**Business Information**

**Offered For:** Sale      **Lease Rate High:**      **Lease Rate Low:**      **Lease Rate Per:**  
**Lease Type:**      **NNN:**      **Lease Interior Finish:**  
**Lease SqFt Allowance:**      **Sale Price High:** \$350,000      **Sale Price Low:**  
**Sale Interior Finish:**      **Sale SqFt Allowance:**  
**Scheduled Gross Income:**      **NOI:**      **Special District:** N

**Offers/Financials**

**Terms Offered:** Cash, Conventional

**Possession Terms:** DOD      **Earnest Money:** \$3,500  
**Earnest Money Promissory Note Acceptable:** N      **Assumable Loan:** N      **Assumption Information:**  
**Existing Loan:** N      **Loan Balance:**      **Payment:**      **Interest:**      **Tax:** \$2,728

**Exclusions:**

No personal property is included with the garage building unless specifically listed. Everything in the Antique Shop is included unless specifically excluded.

**Extras:**

**Property Description Remarks:**

Turnkey operation with 2 businesses. Garage bldg is 50' x 70' with 12' sidewalls. Antique Shop approx. 2,857 sq. ft. includes 40' x 40' bldg with 20' x 60' addition & 57 sq. ft. restroom addition. The two bldgs are connected by the restroom. Garage includes some of the tools & equipment. Antique shop is full & most of the inventory stays. Great opportunity to get two businesses that can be operated together. Owner has worked in the garage for over 62 years so there's a little history here!

**Property Desc Supplemental Remarks:**

**Directions/Cross Street:**

From Powers Blvd in Colorado Springs take Hwy 24 northeast 26 miles to Calhan, then continue east 6 blocks. Corner Hwy 24 (5th Street) & Denver St.

**Sold Information:**

**Sold Price:**

**Sold Date:**

**Sold Terms:**



Copyright © 2011 - RSC  
**Exterior Front**  
 Warren's Garage and Antique Shop - Street Scene



Copyright © 2011 - RSC  
**Exterior Front**  
 Front



Copyright © 2011 - RSC  
**Exterior Back**  
 Rear of Garage



Copyright © 2011 - RSC  
**Exterior Side**  
 West Side of Garage



Copyright © 2011 - RSC  
**Exterior Front**  
 Antique Shop Front & East Side

**Exterior Front**

**Exterior Front**

**Exterior Front**