



Brishen Combs GRI, ABR, MRP, SRS
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Agent Full Report w/photos



MLS#: **1531691** DOM: CDOM:
 Status: **Incomplete** 1st Right of Refusal:
 LP: **\$899,000** Original List Price:
930 N El Paso ST, Colorado Springs, CO 80903
 Sub Area: **Mary F Hendleys**

INCOME
Triplex
 LP/SF: **\$299**
 County: **El Paso**
 Schedule #: **[6407120025](#)**

COMMUNITY

Directions: **From I-25, head east on Uintah--keep left at the fork, follow signs for Fine Arts Ctr/US Olympic Ctr/Colorado College. Turn right onto N El Paso St.**
 School District: **[11-Colorado Springs](#)** Complex Name:
 Taxes: **\$2,512** Tax Year: **2025**

BUILDING

Year Built: **1906** Square Foot Source: **Assessor Records**
 Structure: **Framed on Lot, Wood Frame** Builder Name:
 Construction Status: **Existing** Estimated Completion Date:
 Basement/Foundation: **Full Basement**
 Siding: **Masonite Type**

UNITS

Unit	Sqft	Beds	Baths	Garages	Monthly Rent	Furnished	Occupied
1	1,015	2	1	0	\$2,050	N	Y
2	994	2	1	0	\$1,700	N	N
3	994	2	1	0	\$1,400	N	Y

Total Units Beds: **6** Total Units Baths: **3** Total Units Garage: **0** Total Units Sqft: **3,003**
 Total Parking Spaces: Total Monthly Rent: Total Units Occupied: **2** Units Total: **3**
 Owner Pays: **None**
 Tenant Pays: **Electricity, Gas, Sewer, Trash, Water**

FEATURES

Appliances: **Dishwasher, Range, Refrigerator**
 Laundry Facilities: **Electric Hook-up**

LOT

Legal Desc: **E 92.0 FT OF LOT 13, E 92.0 FT OF N 4.5 FT OF LOT 14 MARY F HENDLEYS SUB BLK 226 ADD 1 COLO SPGS**
 Zoning: **MX-T** Zoning Entity: **El Paso County**
 Acres: **0.115** Lot Sqft: **5,014**

UTILITIES AND ENERGY

Well Total: Well Permit: **No** Well Permit #:
 Heating:
 Cooling:
 Existing Water: **Municipal**
 Sanitation: **Sewer**
 Existing Utilities: **Electricity Connected, Natural Gas Connected**

PROPERTY REMARKS

Property Description Remarks:
Remodeled and beautiful zoned triplex in Colorado Springs. All 3 units are rented. Upper unit: Updated kitchen and bathrooms, added washer and dryer hookups, added dishwasher hookups, added central ac, upgraded heating and divided units to their own unshared system, fresh paint, remodeled indoor stairs, remodeled outdoor fire escape stairs, sealed exterior doors and added keyless entry lock, added wood baseboards and luxury vinyl plank flooring, ceiling touch ups, new light fixtures, lighting in attic. Main level unit, Added A/C and separated shared HVAC system, added mini splits and wall units, painted kitchen cabinets, upgraded gas oven, weather sealed exterior doors, new lighting in kitchen, refinished front porch and added storage under porch. Lower level unit, Double insulated ceiling for sound dampening, removed exposed ducts and installed new drywall, updated kitchen, updated bathroom, added ac and separated heating elements from a shared unit. New water heater, new radon system, new doors and handles, added lighting and upgraded light fixtures, added support pillar, added dishwasher, added closet doors. Exterior: Mulch, added cobble stone patio area, added plants and brick, buried drain line, fixed fencing, painted pillars, window trim and front porch, ambient lighting around fence, removed dead tree, new roof 2026.

TERMS

Terms Offered: **Cash, Conventional, VA**
 Possession Terms: **DOD** Possession Date:
 Earnest Money: **\$9000** Earnest Money Holder: **Core Title Group LLC** EM Promissory Note Accepted:
 Title Company: **Core Title Group LLC** Title Evidence: **Title Insurance**
 Assumable Loan: **No** Assumption Information:
 Assumable Loan Gap \$: Notices: **Not Applicable**
CONTACT/SHOWING DETAILS

Listing Office: [RE/MAX Real Estate Group LLC](#)

Office Ph: **719-534-7900**

Office Fax: **719-594-4573**

Listing Agent: [Brishen Combs ABR GRI MRP SFR SRS](#)

CombsRealtor@gmail.com

LA Phone: **(719) 896-1270**

<http://www.CombsHomes.us>

LA Fax: **719-594-4573**

LA Add'l Phone:

Type Agreement: **ERS**

Service Level: **Full Service**

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

Key: **SentriLock Key Box**

Showing Instructions: **Appointment Only**

Appointment Contact: **Showing time or the office 719-534-7900**

SHOW/AGENT REMARKS

Upper level is occupied lease goes until 4/30/27, \$2,050. main level is vacant and will be occupied 8/1/26 \$1700, basement level is occupied at \$1400/month starting 5/1/26 until 4/30/27. The occupied units have clothes washer and dryers that will convey with the sale. Landlords insurance policy is \$1750 with Allstate, per year.

List Date:

Pending Date:

Under Contract Date:

Original LP:

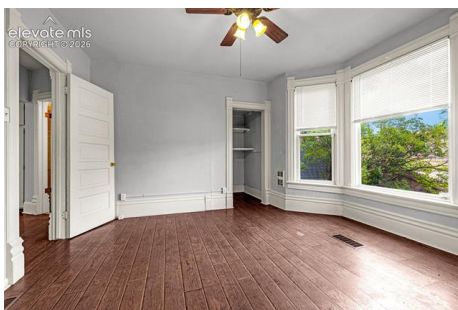
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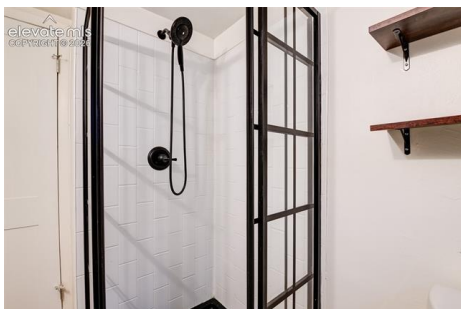
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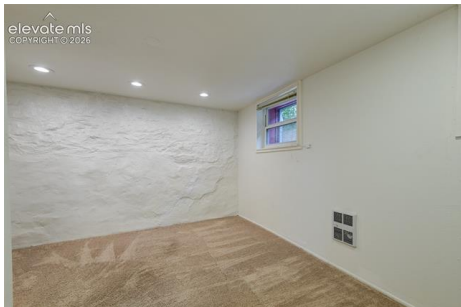
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