

WORK-LIVE-PLAY

condo for sale

2280 MANATT CT, D02
CASTLE ROCK, CO 80104



QUIVER

INVESTMENTS

for sale: **\$548,500**

1,625
square feet

2017
year built

0%
occupancy

Executive Summary

Unit D02 at 2280 Manatt Court is a well-positioned commercial condominium near downtown Castle Rock that is perfect for commercial businesses or personal use due to its practical utility, easy access to I-25, and a location that's hard to replicate. The property is a rare commercial condominium that can accommodate a wide range of storage, retail showroom, industrial and service-oriented businesses.

The location benefits from immediate access to major transportation corridors, including the Plum Creek Avenue interchange at I-25 and eventually the Crystal Valley Parkway interchange when it opens in 2027. The close proximity to both interchanges connects the property to all of the residents in Castle Rock.

Beyond the building itself, Castle Rock remains one of the most coveted submarkets for businesses that want to serve the South Metro Denver area while keeping proximity between Denver, Colorado Springs and major commuter routes. Nearby redevelopment and ongoing investment in the broader corridor further reinforce the property's long-term positioning, supporting value preservation over time.

CONTACT US

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property details

Condo Association Information:

- Year Built: 2017
- Total Buildings: 4
- Total Units: 37
- Total Size / Area: 46,330 SF
- Ground Lease: Yes

Unit D02 Information:

- Size / Area of Unit: 1,625 SF
- Percentage Interest: 3.51%
- 2026 Owner Dues: \$572.51/month

Unit Insurance:

- D02 Condo Policy: \$464/year

Unit Real Estate Taxes (2026)

- D02 Annual Taxes: \$9,124



SUBJECT PROPERTY

1,625 SQFT
Parcel ID: 2505-154-04-008
(Douglas County)

site plan

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SITE MAP
NO SCALE







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