

THE ONLY LICENSED COMMERCIAL LODGING PROPERTY OFF OF MANITOU AVE WITH VIEWS OF PIKES PEAK

HISTORIC RED WING MOTEL | FOR SALE



56 El Paso Blvd.
Monitou Springs, CO 80903

PRICE REDUCTION

~~**\$2,750,000**~~



ASKING PRICE

\$2,500,000



Craig Anderson | Principal



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NAIHighland



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PROPERTY DESCRIPTION

The historic Red Wing Motel, an 11,588 square foot building originally constructed in 1951 (with expansion in 1961), stands as a charming boutique property in the heart of Manitou Springs, Colorado, offering immediate access to the Garden of the Gods park and stunning views of Pikes Peak. Extensively renovated in 2016 with over \$1.3 million invested, this well-maintained, turnkey operation features 19 updated guest rooms alongside a manager's 1-bedroom apartment and an owner's 2-bedroom apartment. This property blends mid-century character with modern comforts including free high-speed internet, smart TVs, and other on-site amenities. The Red Wing Motel is recognized in the area for its cleanliness, quiet location, and welcoming atmosphere. It presents an exceptional opportunity for immediate value-add enhancements in a prime tourist destination.

FEATURED AMENITIES

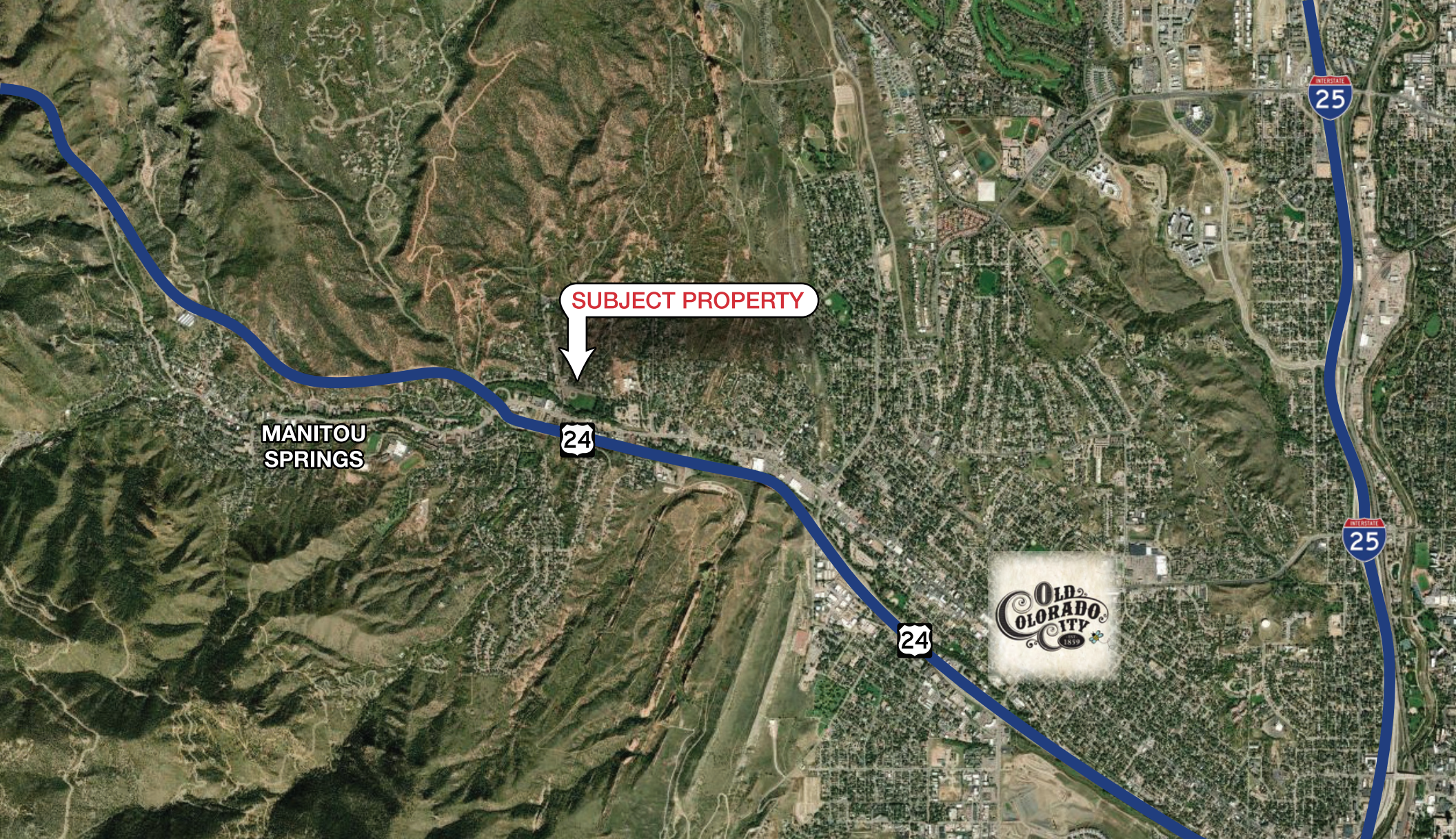
- Free High Speed Fiber Optic Internet
- On site Laundromat
- Blocks from Garden of the Gods
- Free shuttle through Manitou Springs (seasonal)
- Smart TV's with free Netflix
- Coffee and condiments
- Daily Housekeeping Service
- Pet and Smoke free facility in entirety
- Stunning views of Pikes Peak



NEIGHBORING AMENITIES

- Manitou Cliff Dwellings 3.5 mi
- Manitou Incline 2.7 mi
- Cave of the Winds 3.1 mi
- Garden of the Gods 0.5 mi
- Cog Railway 2.5 mi
- Ghost Town Museum 2.7 mi
- Adventures Out West Pikes Peak Ziplines 2.2 mi
- Manitou Art Center 1.3 mi
- Cheyenne Mountain Zoo 8.3 mi





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