

\$880,000 - 803 S Cascade Avenue, Colorado Springs

MLS® #2204336

\$880,000

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.22 Acres

Colorado Springs Addition, Colorado Springs, CO

Investor Special – 3 Homes on One Lot in Prime Downtown Colorado Springs Location!

A rare opportunity awaits just blocks from the heart of downtown Colorado Springs—three fully detached homes on one lot, each with separate utilities, private parking, and individual street access. Currently operating as successful short-term rentals, this property offers versatile income potential with multiple exit strategies.

Live in one and rent the other two, hold as a high-performing AirBnB portfolio, or subdivide and sell individually for instant equity. Preliminary conversations with the city suggest the subdivision process is straightforward,

Located just 1 block from Shuga’s, 2 blocks from the S. Tejon restaurant district, and 3 blocks from the stadium, this location is unbeatable for walkability and rental desirability.

Property Breakdown:

803 – 1,352 sq ft

Charming two-story home with a fenced yard, central air + mini splits, and new windows. Main-level features a bedroom and full bath, with a second bedroom, full bath, and additional living space upstairs. Updated throughout. Washer and dryer included.



9 “ 1,025 sq ft

Historic two-story with original hardwood floors, a gas stove, and clawfoot tub. Includes one bedroom and full bath on the main level, and a second bedroom upstairs. Features mini split cooling, and a fenced backyard/patio area perfect for guests or tenants.

15 “ 528 sq ft

Compact and stylish home with alley access, a detached shed/garage, and a tranquil water feature. Includes a washer/dryer combo and mini split cooling. Ideal for a mid-term rental or personal retreat.

Bonus: These homes boast a fascinating piece of local lore—originally owned by the mistress of Colorado Springs tycoon Winfield Scott Stratton.

Built in 1894

Essential Information

MLS® #	2204336
Price	\$880,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,352
Acres	0.22
Year Built	1894
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	803 S Cascade Avenue
Subdivision	Colorado Springs Addition
City	Colorado Springs
County	El Paso
State	CO

Zip Code 80903

Amenities

Utilities Electricity, Cable, Natural Gas Connected

Interior

Appliances Microwave Oven, Range Oven (Gas/Elec), Dryer, Gas in Kitchen, Refrigerator, Washer

Heating Natural Gas, Forced Air, Wall Furnace

Cooling Central Air, Ceiling Fan(s), Other, Wall Unit(s)

Fireplaces None

of Stories 1

Stories 1.5 Story

Has Basement Yes

Exterior

Exterior Wood

Lot Description Level, Corner, Mountain View, View of Pikes Peak

Roof Composite Shingle

Construction Existing Home

Foundation Crawl Space

School Information

District 11-Colorado Springs

Elementary Columbia

Middle North

High Palmer

Additional Information

HOA Fees 0.00

HOA Fees Freq. Not Applicable

Listing Details

Listing Office Keller Williams Premier Realty



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