

OWN A PIECE OF HISTORY!

4,318 sq ft * Residential & Income * 1.92 acres



200 N 3rd St, Victor

- 2 restored residential units, office space, museum, rental cabin, self-storage units, & large storage lot
- Upper level is primary residence with Great Room Living Room, Kitchen, full Bath & Dining Room
- Lower level can be used as commercial or residential space. Currently setup as 1 bed, ¾ bath, full Kitchen, & Living Room with sunny 8' windows. Several Flex Spaces that could be used as Home School, Den, or whatever you need! Wraparound deck overlooks Victor's historical business district.
- Renovations include new windows, two 100-amp electric panels, 2 forced air furnaces, & more.
- 21+ Self-storage units. 4 add'l units could be created from current workshop space. Two 50-amp RV hookups and fenced storage yard also included!
- Historical Thompson House is authentic miner's cabin dismantled from the Ajax Mine and rebuilt here. Currently used as long-term rental.
- Victor is a History Buff's delight, but offers many modern recreational activities, too! Hiking, biking, gold-medal fishing, horses, skiing, and so much more! Cripple Creek Gaming district is just minutes away.
- Don't miss out on this unique, historical property with turnkey business in the heart of the Colorado Rockies!

Questions? 719-687-1531 info@theroshekgroup.com

LIVE WHERE YOU WORK!



Upper level Residence



Lower level Residence



Lower level Flex Space



Thompson House—Rental Cabin



**ROSHEK
GROUP**

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Call us to schedule
a viewing appointment.

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PikesPeakPlanet.com