

**133 N 3rd St**  
Victor, CO

**FOR SALE**



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### Property Notes:

This 7-unit multifamily investment offers a compelling opportunity in a growing mountain market, blending historic charm with modern updates following a 2025 renovation. While some TLC is needed, the asset presents immediate upside through operational improvements, potential city-subsidized renovations, and making it an ideal value-add opportunity in a supply-constrained market.

Asking Price:	\$649,000
Building Size:	4,763 SF
# of Units:	7
Cap Rate:	9.94%
NOI:	\$64,512

*\*Contact Broker for more information*



## Property Description

This 7-unit multifamily investment property is a rare opportunity to acquire a stabilized asset in a growing mountain market. Originally built in 1899 and renovated in 2025, the property blends historic character with functional updates.

The building features seven residential units and is currently offered at an aggressive price of \$649,000, providing an attractive 9.94% cap rate based on in-place income, with one unit currently vacant. Lease the remaining unit for increased returns. Contact Broker for more financial information.

The property features an un-renovated carriage house, which can be turned into additional retail space or units, giving a large upside for someone willing to take on a project.

## Location Description

133 N 3rd Street is ideally located in the heart of Victor, Colorado, a historic mountain town positioned along the scenic Highway 67 corridor between Cripple Creek and Woodland Park. Victor has experienced renewed interest from investors and visitors due to its rich mining history, charming downtown, and proximity to outdoor recreation.

The property sits within walking distance to local restaurants, shops, and historic attractions, offering tenants a true small-town Colorado lifestyle. Victor's close proximity to Cripple Creek provides access to employment opportunities in gaming, tourism, and hospitality, while still maintaining a quieter residential atmosphere. The area continues to see steady demand for rental housing, supported by limited inventory and consistent tenant occupancy.





Current condition of the carriage house. This is a fantastic opportunity to add to the square footage of the building, and bring your vision to a reality!



# Rent Roll

Unit/Month	Feb. 2026	Mar. 2026	Apr. 2026	May. 2026	Jun. 2026	Jul. 2026	Aug. 2026	Sep. 2026	Oct. 2026	Nov. 2026	Dec. 2026	Jan. 2027	Totals
Unit #1	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$8,100
Unit #2	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Unit #3	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
Unit #4	\$648	\$648	\$625	\$648	\$648	\$648	\$648	\$648	\$648	\$648	\$648	\$648	\$7,753
Unit #5	\$648	\$850	\$625	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$9,773
Unit #6	\$648	\$740	\$625	\$740	\$740	\$740	\$740	\$740	\$740	\$740	\$740	\$740	\$8,673
Unit #7	\$648	\$715	\$625	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$715	\$8,423
<b>MONTHLY TOTALS</b>	<b>\$6,753</b>	<b>\$81,036</b>											



# Financials

## Rental Income

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Gross Income	\$81,036.00
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<b>Total Rental Income</b>	<b>\$81,036.00</b>
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## Expenses

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Property Taxes	\$ (700.00)
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Insurance	\$ (800.00)
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Utilities	\$ (10,200.00)
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Wifi	\$ (1,068.00)
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Waste Removal	\$ (1,380.00)
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Water	\$ (1,176.00)
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Repairs & Maintenance	\$ (1,200.00)
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<b>Total Operating Expenses</b>	<b>\$ (16,524.00)</b>
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<b>NOI</b>	<b>\$64,512.00</b>
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# Take the Next Step

Contact US



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