

FOR SALE

4332 W COUNTY ROAD 54G

LAPORTE, CO 80535

RE/MAX
COMMERCIAL

ALLIANCE

\$2,695,000
~~**\$3,000,000**~~ **UNIQUE INVESTMENT PROPERTY**



All information provided deemed reliable, but not guaranteed.
125 S. Howes Street #120 Fort Collins, CO 80521
Each office independently owned and operated

RE/MAX Commercial Alliance
ColoradoCommercialBrokers.com



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Offering Summary

RE/MAX Commercial Alliance is pleased to present this rare and unique income property ownership opportunity. Located in the quaint town of Laporte, Colorado and gateway to the Rocky Mountains. Nestled on approximately 3 acres at the base of the Rocky Mountain foothills featuring a spacious house with 7 bedrooms, open living room on upper level, balcony overlooking western mountains with gorgeous views great for relaxing, entertaining or watching the sun set. Rental units consisting of 1 One bedroom, 7 Studio units with kitchenettes, 6 studio units with microwave and mini fridge. All motel rooms have adjoining doors to easily create 1 or more bedroom apartments vs studio suites.

Home of the prestigious long running Elkhorn Motel, while they could be considered overnight stays many tenants have made this their home for several years. The unique property offers a myriad of opportunities within the open zoning district. Do not hesitate to reach out for a private showing soon!

<https://properties.boxwoodphotos.com/sites/4332-w-county-rd-54g-laporte-co-80535-3990287/branded>



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Property Information

PRICE: \$2,695,000.00

PROPERTY: Elkhorn Motel for 44 Years

LOT: 2.97 acres

HOME: Spacious 2,992 SF 7 bedroom house

Great Views From Balcony

INCOME: Rental units 4,090 SF: 1 One bedroom,
7 Studio units with kitchenettes,
6 studio units with microwave and mini fridge.

ZONING: Open Zoning District

SHOWINGS: 48 hour notice to show

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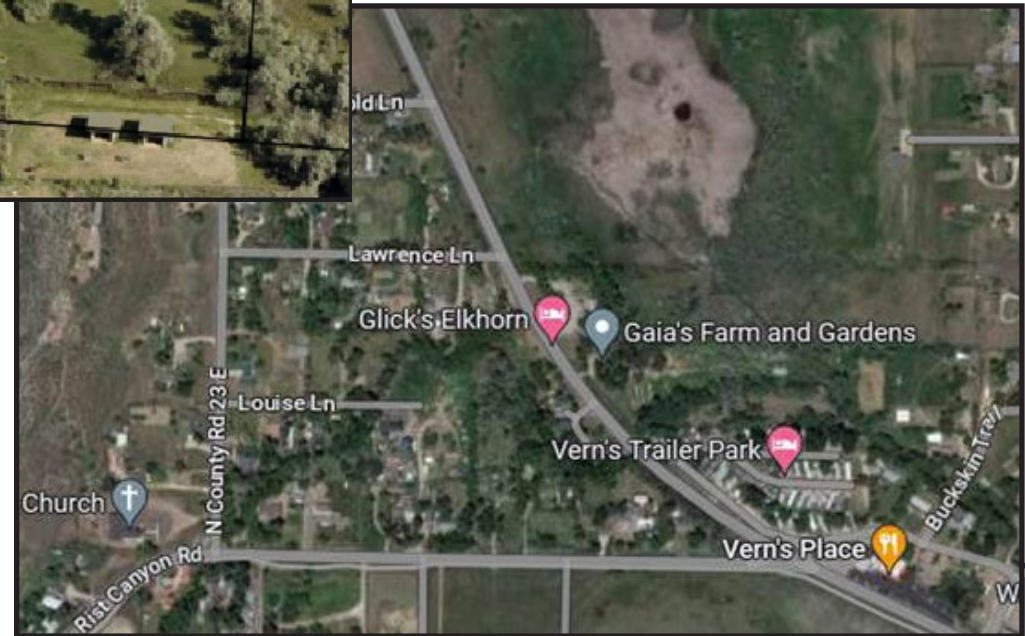
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Aerial View



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Location Overview



NORTHERN COLORADO FRONT RANGE

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

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Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

Health

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

Source: choosecolorado.com

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