

Special Purpose Property for Sale

4700 NORTH NEVADA AVENUE, COLORADO SPRINGS, CO 80918



Overview

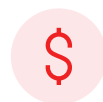
Hoff & Leigh proudly presents The Big Horn Lodge, an incredible opportunity along North Nevada Avenue! This rare opportunity can continue being operated as a profitable motel or repurposed to take advantage of the C6 zoning. There is endless potential with this unique property. The property is on 0.5 acres, and currently a 12 unit motel with a large on-site manager suite. Contact us today for more information.

- * Cap Rate – 9.8%
- * 2024 Expected NOI- \$108,696.34
- * Billboard Income- \$5,000 / year
- * 2023 Property Taxes- \$6,237.18

Highlights

- Manager Quarters on Site
- Billboard Income
- Quick I-25 Access
- Signage on North Nevada
- C6 Zoning

Property Details



Sales Price
\$1,100,000



Lot Size
0.56 Acres



Zoning
C6



Building Size
3,529 SF

Rev: August 26, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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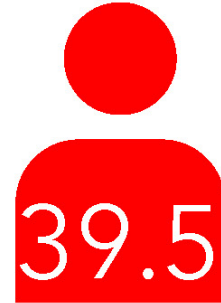
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4700 N Nevada Ave, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



77,979
Population



39.5
Median Age



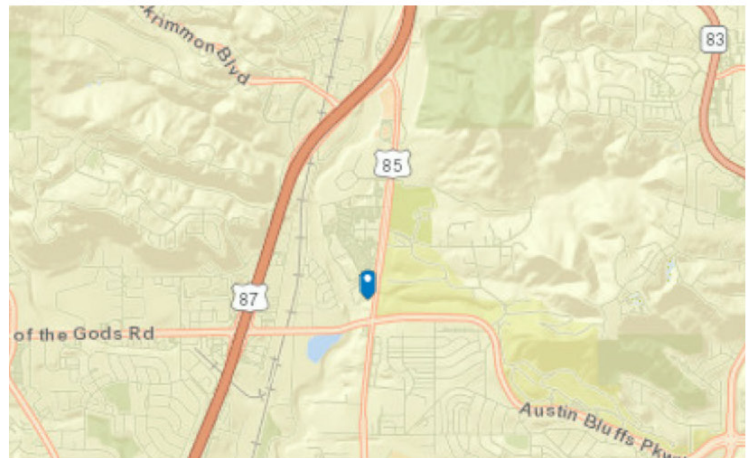
2.3
Average Household Size



\$78,947
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
N Nevada Ave	26,635	0.1
Shadow Ridge Grv	21,600	0.1
Austin Bluffs Pkwy	41,196	0.2
Austin Bluffs Pkwy	26,000	0.2
Shadow Ridge Grv	24,491	0.2



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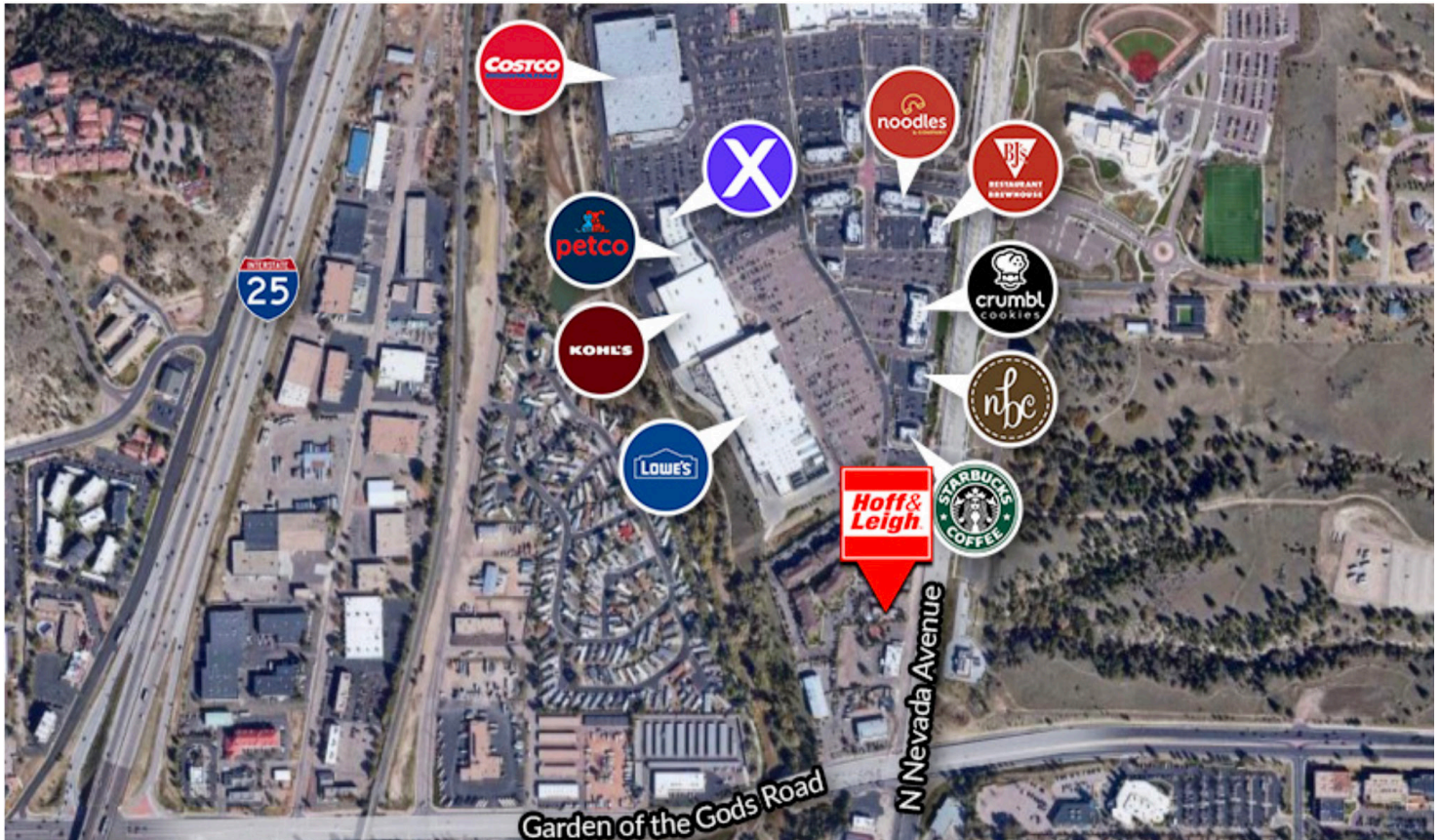
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