



PROPERTY SUMMARY





LISTING PRICE:	Negotiable (Guide Pricing of \$3,950,000)			
PRICE PER RV SITE (58 SITES):	\$43,000/site			
PRICE PER KEY (16 KEYS):	\$93,750/key			
TOTAL LAND AREA:	±18.08 AC			
YEAR BUILT:	1901			
LISTING WEBSITE:	northco.com			
BUSINESS WEBSITE:	cchospitalityhouse.com			
OFFERING SUMMARY				

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of Cripple Creek Hospitality House & Travel Park ("Property"), a historic hotel and full-service RV park spanning nearly 20 acres in Cripple Creek, Colorado. Near the base of Pikes Peak, this unique destination blends Victorian charm with modern amenities, offering a lodging experience for travelers seeking history, recreation, and relaxation. The Property features 14 hotel rooms (+2 overflow rooms) and 58 RV sites, accommodating both year-round accommodations for hotel guests and long-term RV stays as well as seasonal RV campers from May through September. The hotel rooms have modern comforts, including WiFi, flatscreen LED televisions with HD satellite service, and self-serve laundry facilities. The adjacent travel park offers full RV hookups—including water, sewer, and electric—along with a separate restroom and laundry facility, propane services, and RV storage. Guests can enjoy a variety of on-site amenities, such as massage therapy, a recreation room with card tables and a TV, outdoor games like horseshoes and corn hole, and complimentary gas grills. The Property also provides a convenient gaming and dining shuttle service, as well as meeting spaces for group gatherings. This is only the second time in 124 years that the Property has been available on the open market.

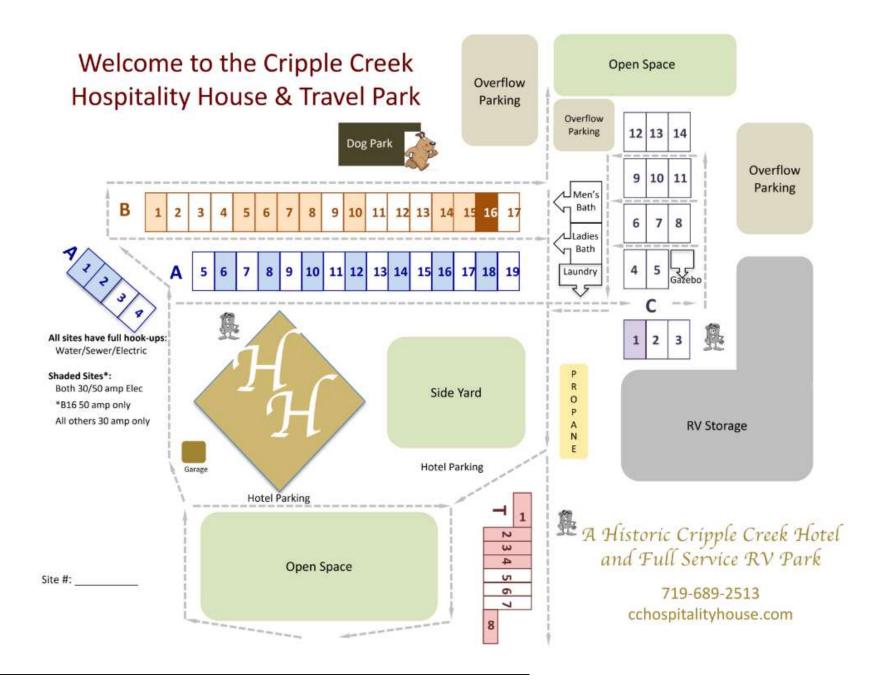
Significant development potential exists at the Property, including the possibility of adding a considerable number of additional RV sites.





SALE HIGHLIGHTS

- Historic hotel and full-service RV park spanning nearly 20 acres in Cripple Creek, Colorado (Teller County)
- 14 well-appointed hotel rooms featuring Victorian charm with modern amenities, including WiFi, flatscreen LED televisions with HD satellite service, and self-serve laundry. 2 Additional overflow rooms.
- 58 RV sites with full hookups (water, sewer, and electric), separate restroom and laundry facilities, WiFi, propane services, and RV storage
- Strong year-round occupancy with hotel accommodations and long-term RV stays; seasonal RV camping available from May through September
- On-site amenities include massage therapy, a recreation room with card tables and a DVD-equipped television, outdoor games, complimentary gas grills, and a gaming and city shuttle service
- Meeting spaces ideal for group events, retreats, and family gatherings
- Located in the heart of Cripple Creek, a National Historic Landmark District with rich gold mining history, gaming attractions, and year-round tourism
- Minutes from popular attractions such as the new \$300 million Chamonix Casino, Bronco Billy's Casino, Golden Nugget Casino, the Cripple Creek Heritage Center, and the Outlaws & Law Men Jail Museum
- Proximity to scenic outdoor destinations, including the popular Craigs,
 Horsethief Falls and Pancake Rock Trails, Mueller State Park, Skaguay
 Reservoir, Dome Rock State Wildlife area, and Florissant Fossil Beds National
 monument offering hiking, wildlife viewing, and adventure parks with disc golf
 and biking
- Turn-key investment opportunity in a high-demand travel market, blending history, recreation, and hospitality in one of Colorado's most unique mountain destinations
- 9+ vacant acres boast significant development potential including additional RV sites and/or other accommodations
- City annexation is a possibility, which would bring a slew of benefits
- APN: R0000105, R0001970, R0001964, R0002005, R0002003, R0002006, R0051659, R0001975
- Listing Website: northco.com
- Business website: cchospitalityhouse.com
- Broker of Record: Michael A. Corbey with RealSpace Commercial Real Estate, LLC (CO License: ER.040024487)



RESORT HISTORY





RESORT HISTORY

The hotel was originally constructed in 1901 as the Teller County Hospital to provide state-of-the-art medical care for a booming population in the Cripple Creek mining district. Constructed as the largest and grandest hospital in the area, boasting several wards, a modern operating room, a grand staircase (built extra-wide for gurneys), and meandering corridors, the Teller County Hospital witnessed many booms and busts from 1901 through the late 1950s. The hospital closed its doors permanently in 1960 after last serving as a nursing home. The hotel is listed on the national register of historic places.

The hospital was purchased in 1963 and lovingly restored to serve as a beautiful Victorian hotel. Antique furnishings abound throughout 14 guest rooms (plus 2 overflow rooms), lobby, and other public spaces. Each guest room is adorned with its own unique decor and each door bears the name of how that particular room may have been used when once a hospital. The Travel (RV) Park was added in the mid-1960s to respond to the latest trend in travel – the Recreational Vehicle. This trend is as popular as ever, and with full hook-ups in all RV sites including WiFi, water, sewer, and electric.

ADDITIONAL PHOTOS















ADDITIONAL LODGING PHOTOS















ADDITIONAL LODGING PHOTOS



























RV SITES

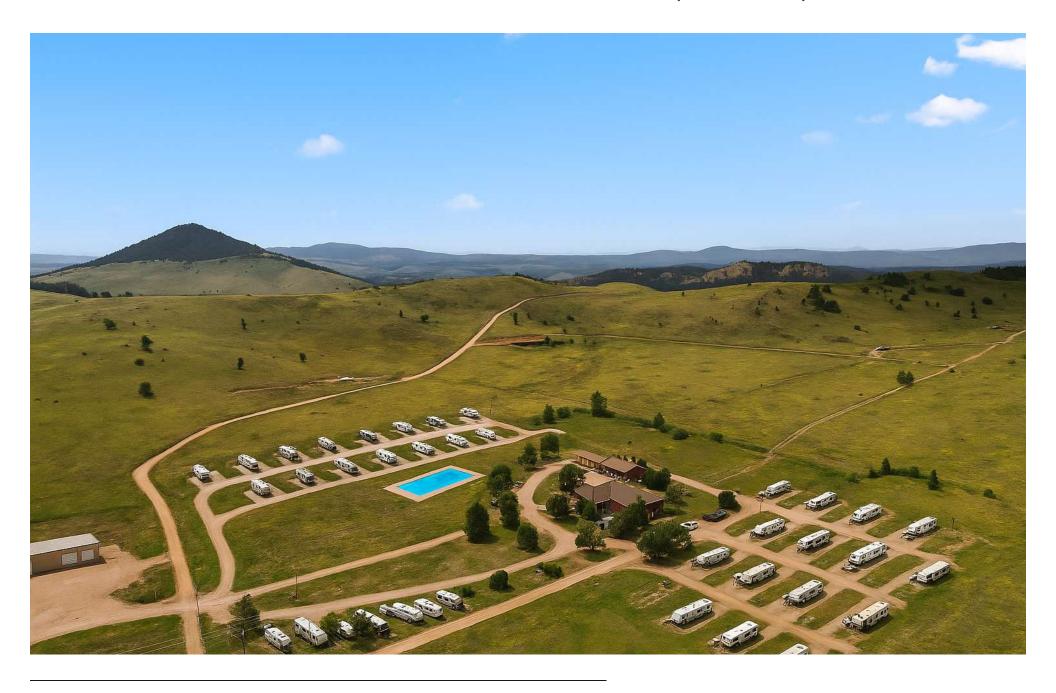
RV SITES OVERVIEW

- 58 RV sites with room to expand
- All RV sites have full hook-ups including municipal water and sewer, and electric as well as WiFi
- Long term and short term guests welcome
- Shared Restroom Facilities Available for All RV Guests
- Onsite Laundry Room for Guest Use
- Dog Park Access Just Steps Away
- Relaxing Gazebo for Outdoor Enjoyment
- Onsite Propane Refill Station
- Overflow Parking Available Upon Request
- RV Storage Options on Property





DEVELOPMENT OPPORTUNITY - ADDITIONAL RV SITES ON HILL (RENDERING)



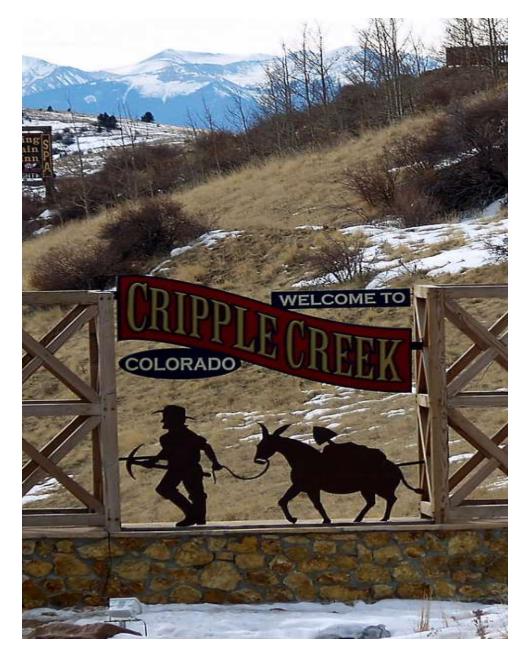
DEVELOPMENT OPPORTUNITY - ADDITIONAL AMENITIES LIKE A POOL (RENDERING)



DEVELOPMENT OPPORTUNITY - ADDITIONAL RV SITES AND TINY HOMES (RENDERING)



LOCATION OVERVIEW



CRIPPLE CREEK, COLORADO

Cripple Creek, Colorado, is a historic mountain town located in Teller County, nestled in the heart of the Rocky Mountains. Perched at an elevation of approximately 9,500 feet, Cripple Creek is known for its rich gold mining history, scenic landscapes, and vibrant gaming scene. The town sits on the western slopes of Pikes Peak and is part of the Gold Belt Tour National Scenic Byway, offering visitors breathtaking views and a glimpse into Colorado's storied past. Cripple Creek is approximately 45 miles southwest of Colorado Springs and serves as a popular destination for history enthusiasts, outdoor adventurers, and those seeking a unique mountain-town experience. With its well-preserved 19th-century architecture, lively casinos, and fascinating museums, Cripple Creek provides a charming blend of history and entertainment for residents and visitors alike.

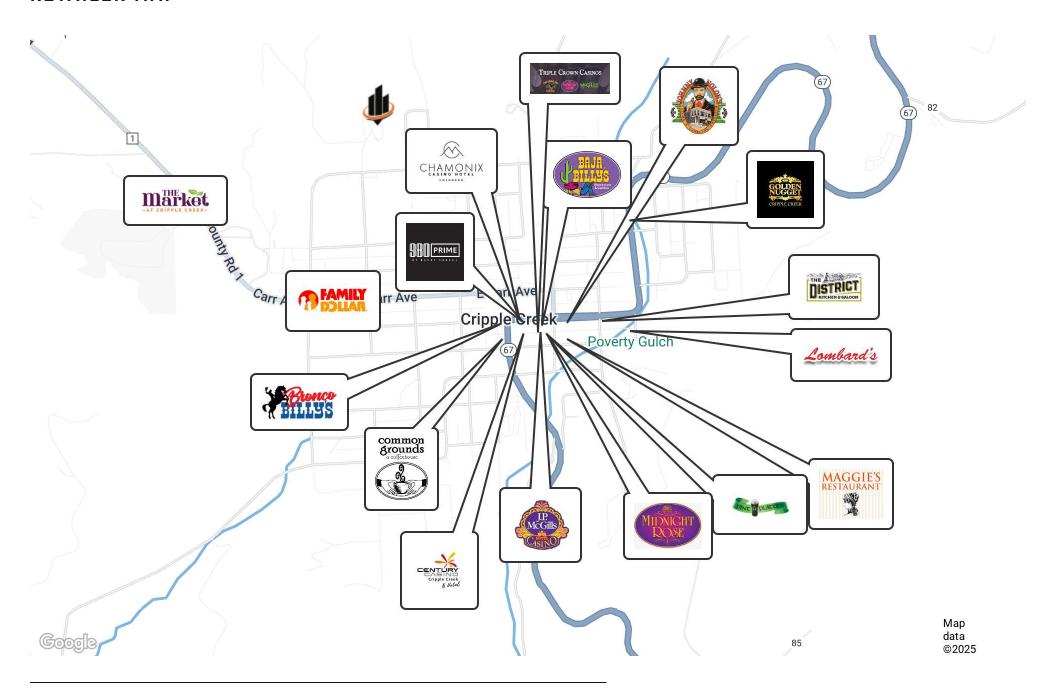
Cripple Creek played a significant role in Colorado's Gold Rush era and remains a hub for historical exploration. The Cripple Creek & Victor Narrow Gauge Railroad offers scenic rides through the region's rugged terrain, while the Mollie Kathleen Gold Mine provides a hands-on look at mining history with underground tours. Outdoor enthusiasts can explore nearby hiking trails, wildlife viewing areas, and scenic drives through the surrounding mountains. The town also hosts a variety of annual events, including the Sate to American Veterans Rally, Cripple Creek Ice Festival and Donkey Derby Days, celebrating its unique heritage and local culture.

Proximity to larger cities:

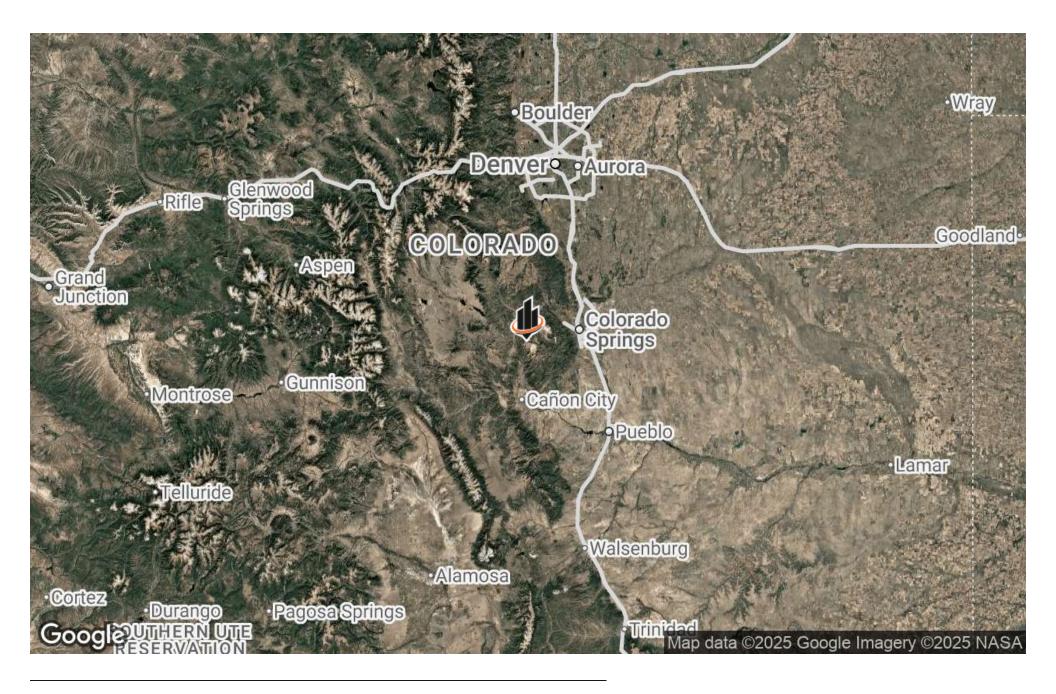
17 miles south of Woodland Park, CO 20 miles west of Colorado Springs, CO 65 miles south of Denver, CO

Airports in close proximity include Colorado Springs Airport (25 miles), Pueblo Memorial Airport (50 miles), and Denver International Airport (80 miles).

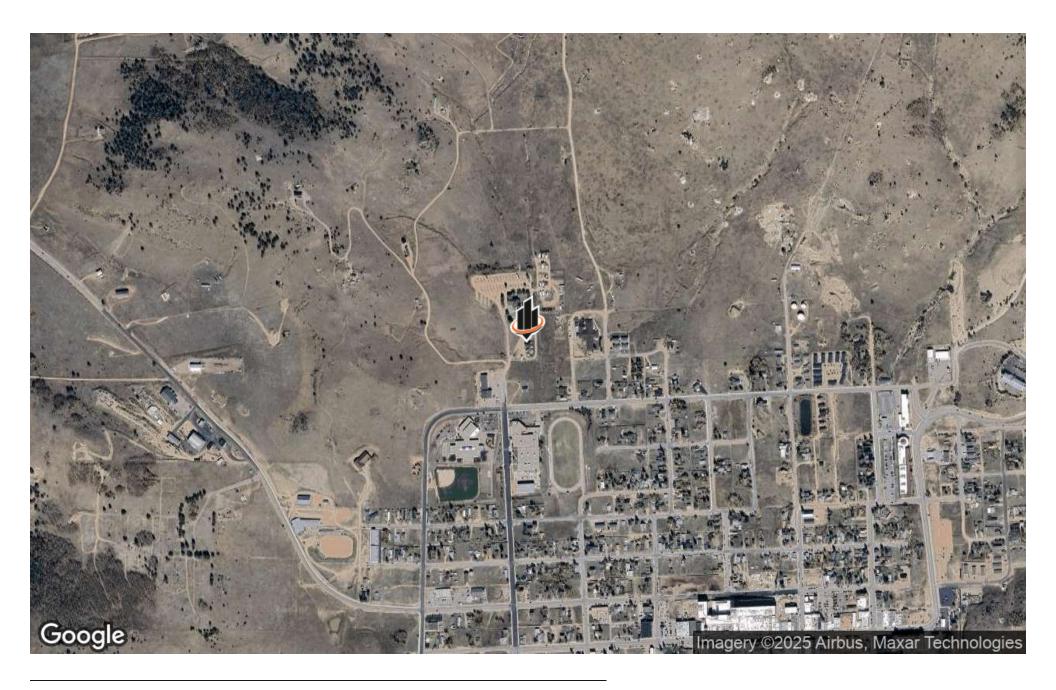
RETAILER MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	1,166,630	5,179,713	7,265,869
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	41	40	41

HOUSEHOLDS & INCOME	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	440,074	2,020,245	2,872,755
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$117,129	\$129,833	\$120,078
AVERAGE HOUSE VALUE	\$510,990	\$646,782	\$576,067

Demographics data derived from AlphaMap

