

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220

14.66% CAP RATE!



Overview

Hoff & Leigh proudly presents an opportunity to purchase a 14-unit motel on busy East Colfax. Step into the character and convenience of 8828 E Colfax Avenue in Denver's East Colfax neighborhood. This opportunity has serious history as part of Colfax Main Street, and it's a prime spot with easy access to downtown, major roads, and close to local attractions. The La Rue Motel has endless potential along with many recent upgrades. There is also a billboard on premise, creating additional income. 5 units have kitchenettes, there are manager quarters for an on-site manager, and there have been heavy renovations to the entire property including a new electrical service. Call us today to schedule a private tour and see this opportunity for yourself.

Designated for the Colorado Opportunity Zone Program

*Cap Rate - 14.66%

*2024 Expected NOI - \$148,837.57

*Billboard Income - \$3,300 / Year

*2023 Property Taxes - \$3,331.90

Zoning Information

Highlights

- Manager Quarters on Site
- Signage on East Colfax
- Bus Stop Within Walking Distance
- Development and Revitalization Potential
- Stabilized Income
- Billboard Income
- New Electrical Service and Tankless Water Heater
- [Enterprise Zone Listing](#)

Property Details



Sales Price

\$1,200,000
\$995,000



Cap Rate

14.66%



Building Size

4,188 SF



Lot Size

0.14 Acres



Zoning

E-MS-5

Rev: January 6, 2025



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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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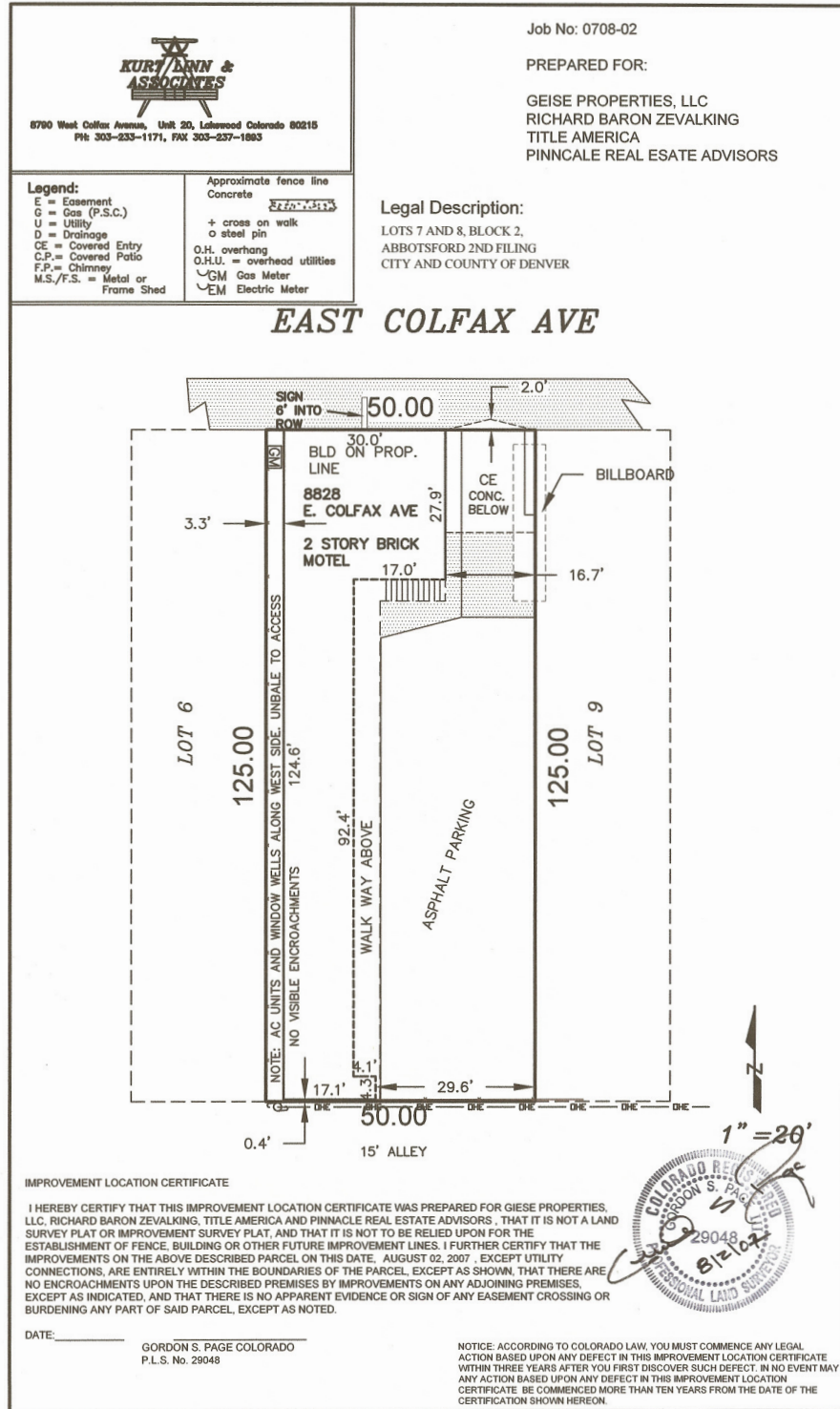


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DEMOGRAPHICS



175,444
Population



36.1
Median Age



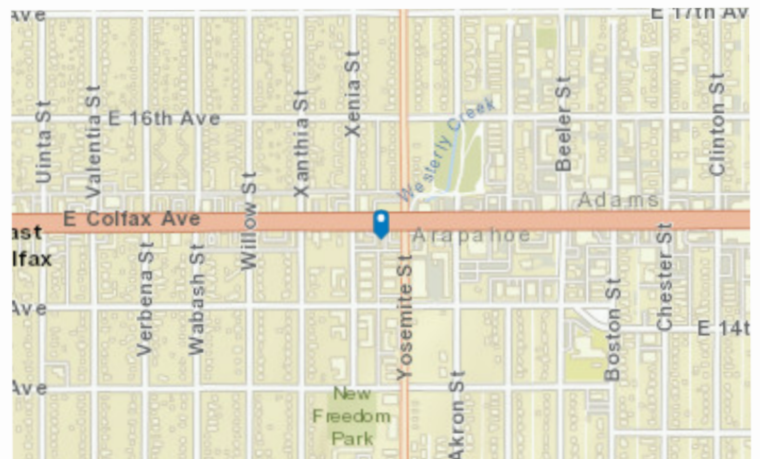
2.4
Average Household Size



\$81,595
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Xenia St	30,200	0.0
E 13th Ave	8,462	0.0
Xenia St	9,088	0.0
E 14th Ave	8,580	0.0
Alton St	34,600	0.1



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