

FOR SALE
\$1,500,000



DAYS INN ALAMOSA
223 SANTA FE AVE
Alamosa, CO 81101

PROPERTY HIGHLIGHTS

- Excellent location in Alamosa, with great highway exposure and high traffic counts
- Growing tourist market in close proximity to Great Sand Dunes National Park
- Excellent property for first time hospitality investor or owner occupant
- Popular Wyndham franchise affiliation
- Great property for an owner lifestyle business
- Owner/Manager apartment unit



AVAILABLE UNITS

**32
+MANAGER-**



BUILDING SF

13,520 SF



LOT SIZE

2.19 ACRES



PARKING

33+ SPACES



TAXES

\$19,000 USD



YEAR BUILT

1986

PROPERTY DESCRIPTION

Opportunity for an owner operator or investor to own a budget friendly franchise hotel in a growing tourist market in southern Colorado. Close to recreational opportunities including the Great Sand Dunes National Park, La Veta Pass, and Wolf Creek ski area. Located on busy U.S. Highway 160, with good traffic counts. The price point is attractive for an entry level operator. There is expansion potential, as there is more than three quarters of an acre of surplus land included in the price. Possible conversion to apartments if desired.

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PROPERTY DETAILS

Sale Price	\$1,500,000
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LOCATION INFORMATION	
Building Name	Days Inn Alamosa
Street Address	223 Santa Fe Ave
City, State, Zip	Alamosa, CO 81101
County	Alamosa

BUILDING INFORMATION	
Building Size	13,520 SF
TTM Gross Revenue	\$537,608
GIM (includes extra land)	2.81
Number of Floors	2
Year Built	1986
Number of Buildings	1

PROPERTY INFORMATION		
Property Type		Hospitality
Property Subtype		Limited Service
Zoning (County)		C
Lot Size		1.36 acres plus 0.83 extra lot
Hotel APN #		541302317024
Surplus Lot APN#		541302317022

AMENITIES	
Free Breakfast	

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REGIONAL MAP



ALEX KOVACS

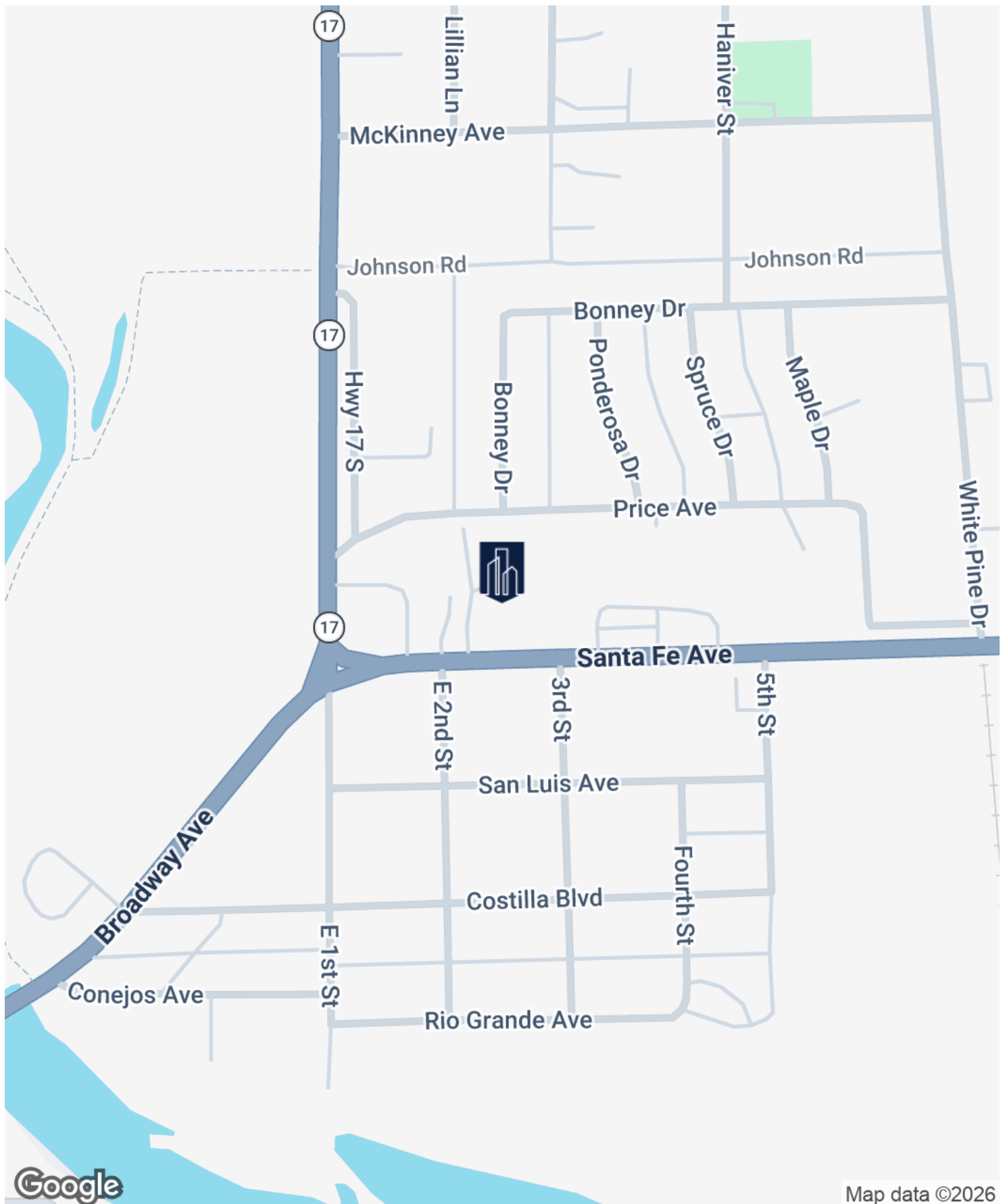
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LOCATION MAP



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AERIAL MAP



Google

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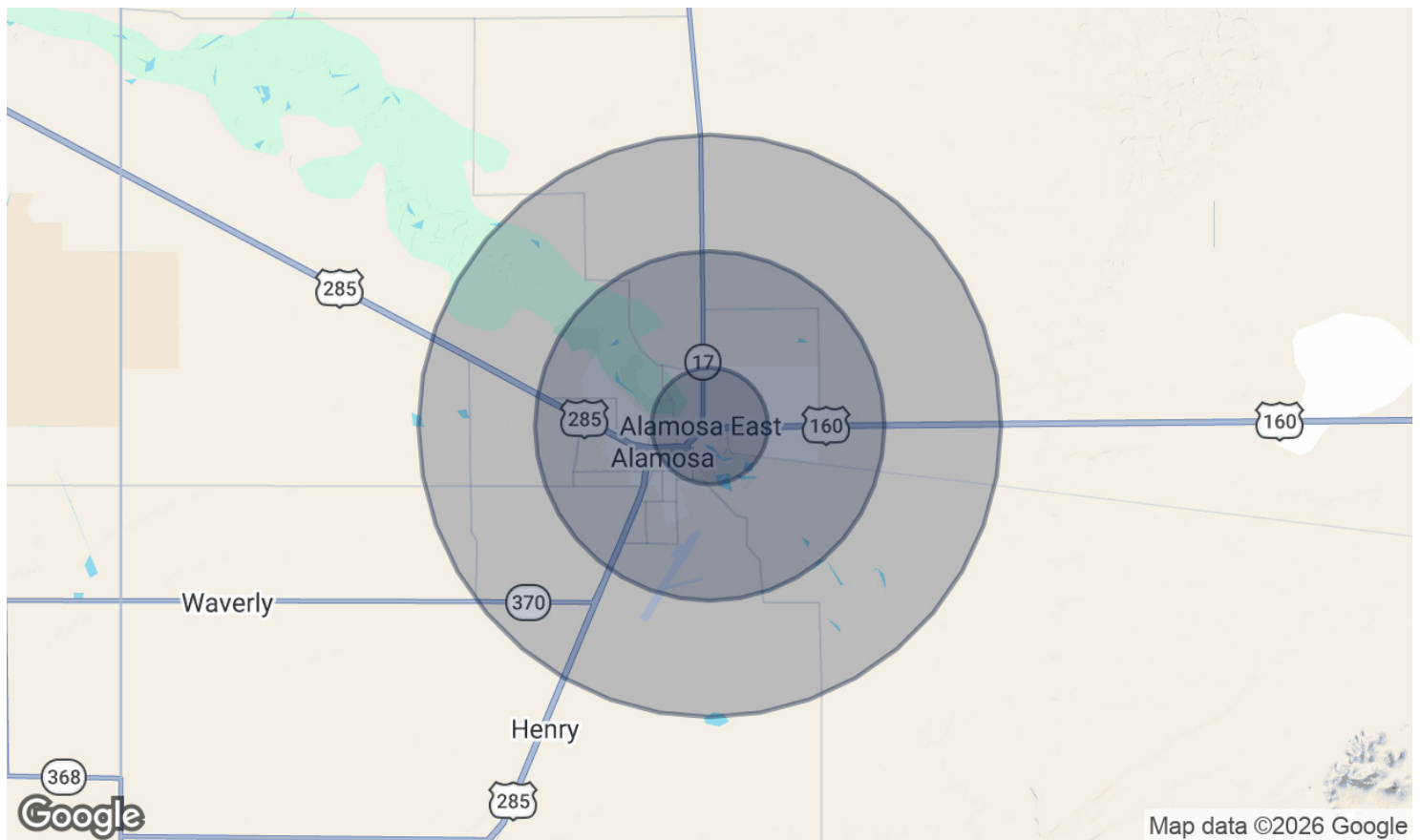
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 **MADISON
COMMERCIAL
PROPERTIES**

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,587	9,261	12,422
Average Age	40.1	32.7	33.2
Average Age (Male)	37.7	31.7	32.4
Average Age (Female)	39.9	32.3	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,232	3,748	5,015
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$73,961	\$68,716	\$69,883
Average House Value	\$224,647	\$221,585	\$236,127

2023 American Community Survey (ACS)

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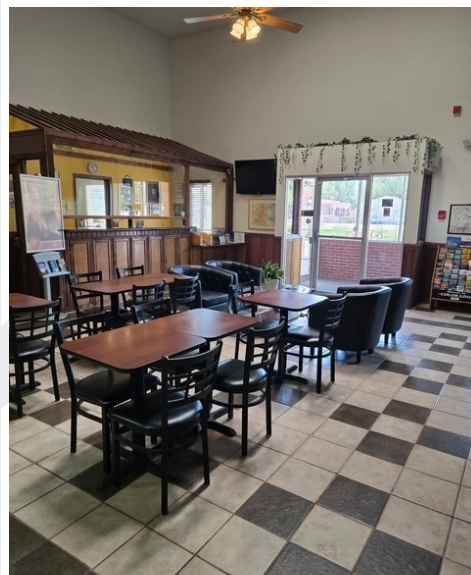
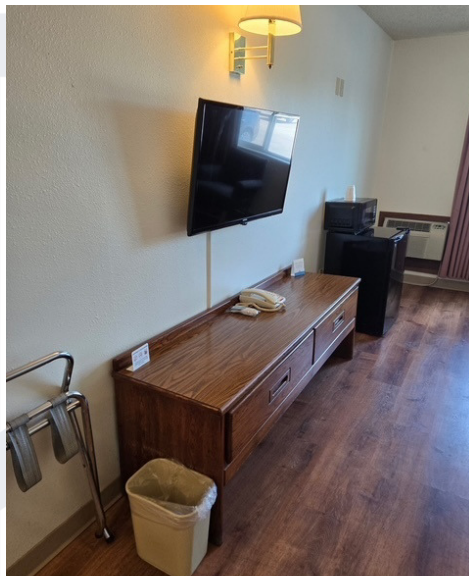
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ADDITIONAL PHOTOS



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**MADISON
COMMERCIAL
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MEET THE TEAM



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MADISON COMMERCIAL PROPERTIES

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