

# RODEWAY INN



## 1208 N COLORADO AVENUE

Brush, CO 80723

### PROPERTY HIGHLIGHTS

- EXCELLENT I-76 INTERCHANGE LOCATION
- 51 PARKING SPACES ON 1.97 ACRES
- HUGE 4 BR MANAGER APARTMENT WITH BASEMENT
- OUTDOOR POOL AND GUEST LAUNDRY
- RECENT UPGRADES INCLUDING CARPETS, FLAT SCREEN TELEVISIONS, BATHROOMS, CASE GOODS, WITHIN PAST 4 TO 7 YEARS
- HIGH GROWTH ENERGY CORRIDOR
- 6 YEARS REMAINING ON CHOICE FRANCHISE
- EXCELLENT PROPERTY FOR FAMILY BUSINESS OR FRANCHISE HOTEL INVESTOR



HOTEL SIZE  
44  
UNITS



BUILDING SIZE  
20,456  
SF



OFFERING PRICE  
\$1,499,000  
USD



PRICE/UNIT  
\$34,068  
/UNIT

### PROPERTY DESCRIPTION

This property represents a well-located franchise hotel in Brush Colorado. It is one of only two hotels located at the Brush interchange. It is located near several restaurants, and is only 1 mile from downtown. The hotel is well maintained, and offers a turnkey operation to a qualified franchise operator. This hotel is ideal for a family run business, as it includes an exceptionally large two story manager apartment, with full basement. The hotel is also attractive to a seasoned Choice franchise hotel operator. There are numerous nearby demand generators, including drive by traffic along heavily traveled Interstate 76 (16,500 VPD). Other demand generators include Cargil Meat Solutions, Colorado Plains Medical Center, and Leprino Foods.

This area recently underwent an oil and gas boom, due to the close proximity of the Niobrara oil fields. While this activity has slowed temporarily, there is significant upside potential from the energy and gas sector. The hotel is priced to sell, at below \$35,000/unit. The price equates to approximately 2.36 times gross on 2019 revenue and 3.0 times their projected 2021 income. Full financial history is available with signing of a Confidentiality agreement.

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## AERIAL MAP



## DEMOGRAPHICS

| AREA STATISTICS         | 1 MILE   | 3 MILES  |
|-------------------------|----------|----------|
| Median Income           | \$38,272 | \$38,353 |
| Average Income          | \$50,001 | \$52,456 |
| Median Age (YR)         | 34.6     | 39.3     |
| Owner Occupied Housing  | 53.5%    | 55.3%    |
| Renter Occupied Housing | 46.5%    | 44.7%    |
| Population              | 1,477    | 6,662    |
| Households              | 502      | 2,565    |

**PURCHASE AND SALE OPTIONS OF HOTEL: \$1,499,000 USD**

**Price is cash or conventional financing. No seller financing available.**

*\*Franchise subject to approval by Choice Hotels International. May be subject to PIP requirements in effect for Rodeway Inn at the time of sale. Broker does not warrant accuracy of financial information, or physical condition of the hotel.*

## ADDITIONAL PHOTOS



If you have any further questions or would like to learn more, **please contact me today!**

**Alex Kovacs**

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