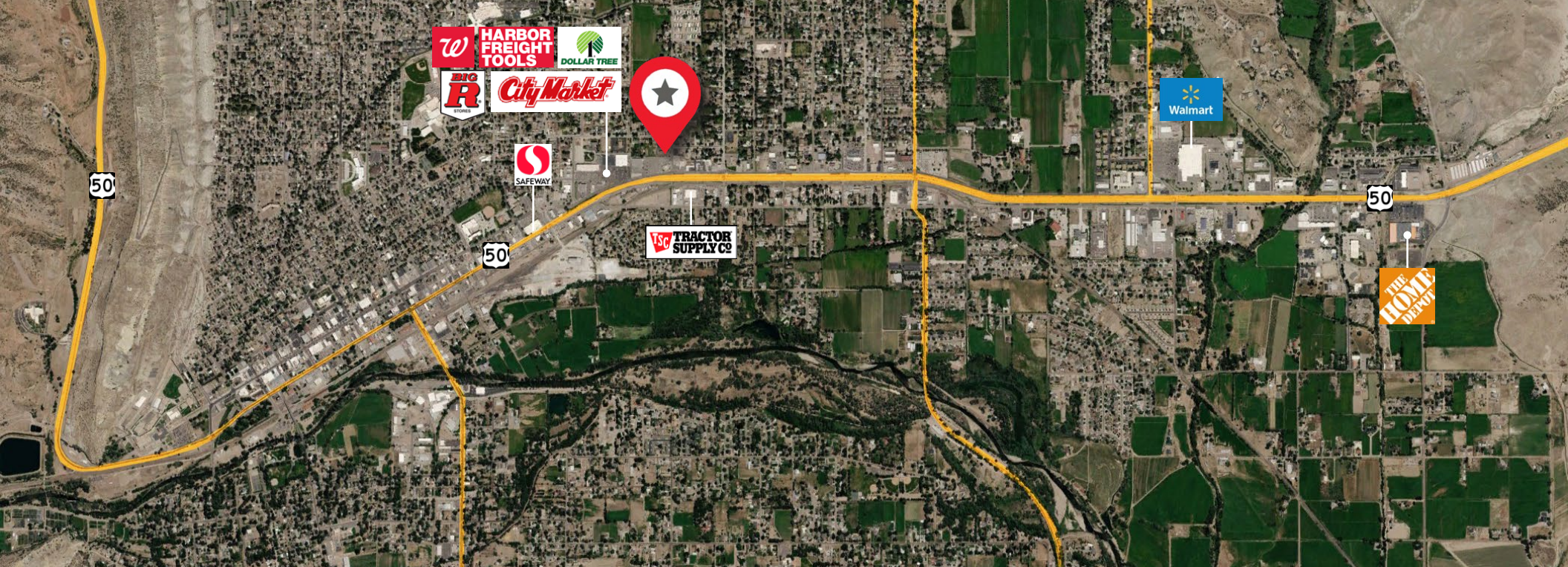




209 N 19TH ST
CAÑON CITY, CO 81212



EXISTING HOSPITALITY ASSET WITH FUTURE REDEVELOPMENT POTENTIAL

209 N 19th Street presents an opportunity to acquire a 42-room hotel property in Cañon City, Colorado, positioned on approximately 1.50 acres with convenient access to Royal Gorge Boulevard and the surrounding commercial corridor. The two-story property includes 47 surface parking spaces and was originally constructed in 1981 with renovations completed in 2013.

Located within Cañon City's established lodging market, the property benefits from strong regional accessibility and proximity to area businesses, restaurants, services and the recreational and tourism

destinations that draw visitors to Fremont County and the greater Royal Gorge area. Traffic counts along nearby Royal Gorge Boulevard exceed 17,500 vehicles per day, providing additional visibility and connectivity for guests traveling through the market.

With an established 42-room configuration, ample on-site parking and a sizable 1.50-acre parcel, 209 N 19th Street offers investors an opportunity to acquire an existing hospitality asset in one of southern Colorado's recognized tourism markets.



BUILDING SIZE
15,402 SF



PARKING RATIO
1.12 PER ROOM



SALE PRICE
\$1,050,000



ROOMS
42 DOORS



STORIES
2



ZONING
GC
General Commercial



SITE AREA
1.4 AC



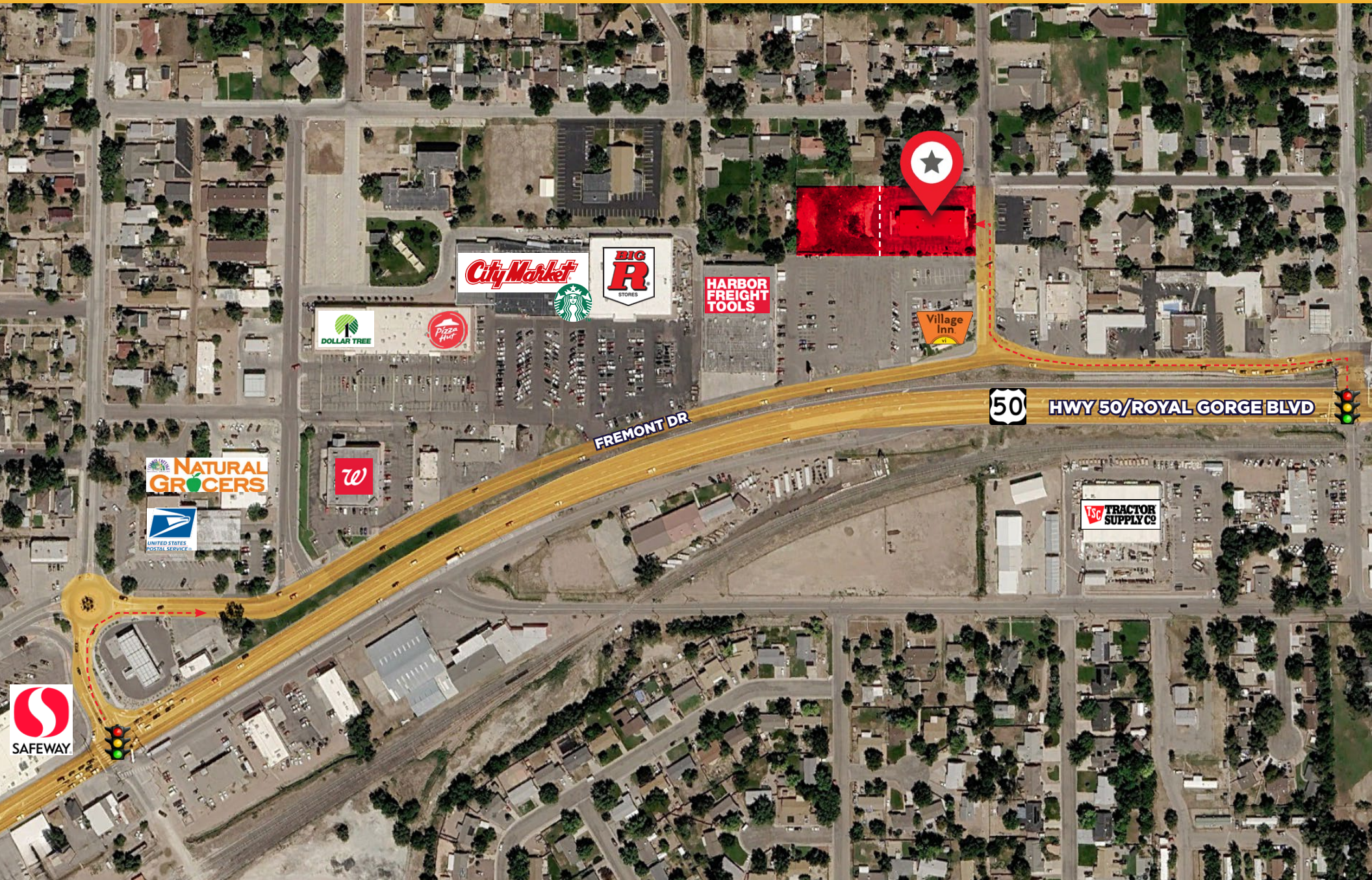
YEAR BUILT
1981/2013



INTERIOR PHOTOS
REMEDATION REQUIRED



TRADE AREA





DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,981	9,703	10,645



POPULATION

1 MILE	3 MILES	5 MILES
7,048	22,879	25,130



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$80,832	\$80,910	\$82,989



DRIVE TIMES

31 Min. | Pueblo West, CO



40 Min. | I-25



45 Min. | Pueblo, CO



58 Min. | COS Airport



150 Min. | Denver, CO



Colorado Springs Commercial

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