

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220

PRICE REDUCED - 12.96% CAP RATE/PROFORMA 19.89%



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

*Proforma Cap Rate - 19.89%

*Current Cap Rate (Minus 2024 Capital Improvements) - 12.96%

*2024 NOI (Minus Capital Improvements) - \$116,623.71

*Billboard Income - \$3,300 / Year

*Property Taxes - \$3,331.90 / Year

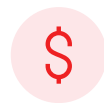





*New Management in Place as of January 2025

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 \$900,000		Cap Rate 12.96%
	Building Size 4,188 SF		Proforma Cap Rate 19.89%
	Zoning E-MS-5		Lot Size 0.14 Acres

Rev: March 4, 2025

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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220



Rev: March 4, 2025

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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com



Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220



Rev: March 4, 2025



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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220



8790 West Colfax Avenue, Unit 20, Lakewood Colorado 80215
 PH: 303-233-1171. FAX 303-237-1893

Legend:

Legend:
E = Easement
G = Gas (P.S.C.)
U = Utility
D = Drainage
CE = Covered Entry
C.P. = Covered Patio
F.P. = Chimney
M.S./F.S. = Metal or
Frame Shed

Approximate fence line
Concrete
+ cross on walk
O steel pin
H. overhang
H.U. = overhead utilities
GM Gas Meter
EM Electric Meter

Job No: 0708-02

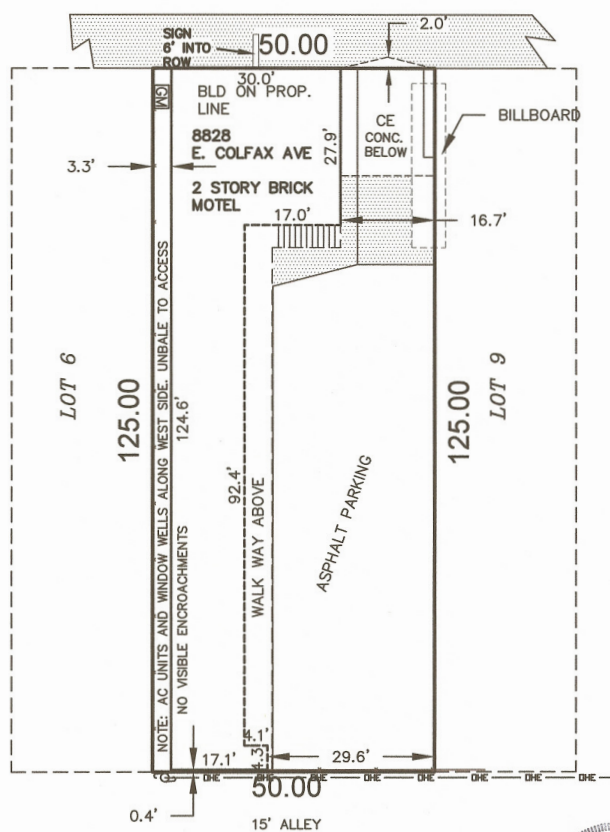
PREPARED FOR:

GEISE PROPERTIES, LLC
RICHARD BARON ZEVALKING
TITLE AMERICA
PINNACLE REAL ESTATE ADVISORS

Legal Description:

LOTS 7 AND 8, BLOCK 2,
ABBOTSFORD 2ND FILING
CITY AND COUNTY OF DENVER

EAST COLFAX AVE



IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THESE PROPERTIES, L.L. CHERBY BARON ZEVALKING, TITLE AMERICA AND PINNACLE REAL ESTATE ADVISORS, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, AUGUST 2, 2007, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO EASEMENTS OR ENCUMBRANCES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATE:

GORDON S. PAGE COLORADO
P.L.S. No. 29048

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Rev: March 4, 2025



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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220

8828 E Colfax Ave, Denver, Colorado, 80220

DEMOGRAPHICS



175,444
Population



36.1
Median Age



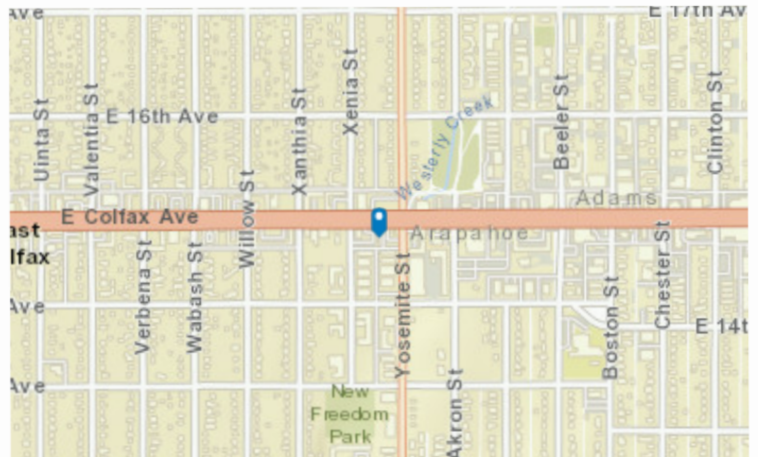
2.4
Average
Household Size



\$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



Rev: March 4, 2025

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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com

Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220



Rev: March 4, 2025

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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com



Motel for Sale

8828 E COLFAX AVENUE, DENVER, CO 80220

APOD - 8828 E Colfax Ave.

Revenue	1/1/2024-6/30/2024	1/1/2024-12/31/2024	Proforma	Proforma Notes
SALES	\$99,875.23	\$191,035.41	\$293,186.25	85% occupancy, \$80/day Regular Room, \$90 Kitchenette (12 Rooms, 9/3)
Billboard	\$1,650.00	\$3,300.00	\$3,300.00	
Total Revenue:	\$101,525.23	\$194,335.41	\$296,486.25	
Cost Of Sales				
SUPPLIES	\$926.36	\$1,460.18	\$1,503.99	
SALES TAX PAID	\$893.12	\$1,356.75	\$1,397.45	
Total Cost Of Sales:	\$1,819.48	\$2,816.93	\$2,901.44	
Gross Profit:	\$99,705.75	\$191,518.48	\$293,584.81	
Expenses				
CABLE TV SERVICES	\$2,564.05	\$5,123.06	\$5,276.75	
DUES & LICENSES	\$10.00	\$10.00	\$10.00	
INSURANCE	\$5,152.35	\$13,862.54	\$14,278.42	
LEGAL & ACCOUNTING	\$6,500.00	\$9,287.08	\$9,565.69	
MERCHANT CHARGES	\$120.32	\$332.62	\$342.60	
OFFICE SUPPLIES	\$569.14	\$1,160.14	\$1,194.94	
MANAGER SALARY			\$39,125.00	*\$18.81/hr for 2,080 hours allocated to proforma
CONTRACT LABOR	\$11,100.00	\$11,100.00	\$10,000.00	
OPERATING SUPPLIES	\$828.83	\$2,014.84	\$2,075.29	
REPAIRS & MAINTENANC	\$10,717.45	\$47,853.51	\$10,000.00	*2024 Capital Improvements estimated at \$37,853
TAXES	\$3,331.90	\$3,331.90	\$3,431.86	
TRASH	\$1,178.72	\$2,985.27	\$3,074.83	
UTILITIES	\$3,748.15	\$8,511.30	\$8,766.64	
UTILITIES - WATER	\$4,095.73	\$7,176.02	\$7,391.30	
Total Expenses:	\$49,916.64	\$112,748.28	\$114,533.31	
Net Income From Operations:	\$49,789.11	\$78,770.20	\$179,051.50	
Cap Rate @ \$900,000		8.75%	19.89%	

Rev: March 4, 2025



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.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Katie Martineau

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com