

650 CHAMPLIN DRIVE

VALUE ADD MOTEL INVESTMENT

**Hoff &
Leigh**





650 CHAMPLIN DRIVE

FOUNTAIN, COLORADO 80817



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Sale Price

\$1,500,000



Type

Motel/Special Purpose



Building Count

3



Zoning

RC



Price Per Door

\$44,000

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EXECUTIVE SUMMARY

650 CHAMPLIN DRIVE, FOUNTAIN, COLORADO 80817

Value Add Motel Investment:

Fountain Inn is a 34-unit, economy-style motel located directly off I-25 in Fountain, Colorado, adjacent to a major truck stop. Historically, the property enjoyed strong occupancy due to its highly visible location and steady demand from travelers and workforce housing.

In November 2022, the City of Fountain temporarily closed the motel for compliance-related reasons. Since then, most major issues, including roof certification, fire system compliance, and key structural repairs, have been resolved.

This property offers an outstanding value-add opportunity for an operator or investor to complete the remaining, well-defined tasks to reopen and capture substantial upside. With minimal competition in the immediate market and historically strong demand, this asset is positioned for a quick turnaround and long-term profitability.

HIGHLIGHTS:

- Address: 650 Champlin Drive, Fountain, CO 80817
- Unit Count: 34 rooms
- Location: Directly off I-25, next to major truck stop
- Zoning: RC
- Building Size: 9,852 SF - Lot Size: 1.84 acres
- Status: Vacant since Nov 2022
- Recent Work Completed:
 - Roof certified and approved by the city (Jan 2025)
 - Fire extinguishers serviced and 6-year maintenance completed
 - Backflow inspection passed
 - Structural renovations completed per stamped plans

LOCATION OVERVIEW

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Fountain, Colorado, is a growing market just south of Colorado Springs. Its location along the I-25 corridor provides exceptional access for travelers, logistics companies, and regional workforce housing needs.

Key Demand Drivers:

- **I-25 Visibility:** Immediate highway access for transient guests.
- **Truck Stop Traffic:** Consistent demand from truckers and travelers.
- **Military & Industrial Proximity:** Close to Fort Carson, Amazon distribution hubs, and other employment centers.
- **Limited Competition:** Few economy lodging options in Fountain create a strong opportunity for market capture.





VALUE ADDED

- **Clear Path to Reopening:** Most compliance items are complete; the remaining tasks are defined and manageable.
- **High-Demand Location:** Adjacent to a high-traffic truck stop and near I-25, generating consistent demand.
- **Operational Upside:** Historically full occupancy prior to closure; strong potential to stabilize quickly.
- **Flexible Business Models:** Reopen as a motel, convert to extended stay, or reposition for workforce housing.
- **Attractive Entry Basis:** Price reflects current condition, creating immediate equity potential for an operator who can complete the last steps.

COMPLIANCE OVERVIEW (HIGH-LEVEL)

Catagory	Status	Notes
Fire Systems	Complete	Fire extinguishers serviced, backflow passed
Structural Repairs	Complete	Stamped engineering plans implemented
Remaining Compliance	In Progress	Final checklist available upon request







FLOORPLAN



FLOORPLAN



DEMOGRAPHICS

650 CHAMPLIN DRIVE, FOUNTAIN, COLORADO 80817



25,429

Population



Median Age



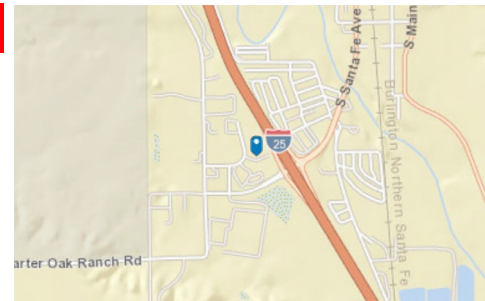
Average
Household Size



Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Windsor Ln	4,659	0.1
I- 25	6,000	0.1
Champlin Ln	2,700	0.1
I- 25	11,000	0.1
S Santa Fe Ave	42,858	0.2



NEXT STEPS

650 CHAMPLIN DRIVE, FOUNTAIN, COLORADO 80817

This property is ideal for an experienced operator or value-add investor. The majority of the heavy lifting is complete, now it's about finishing the defined punch list and capitalizing on a high-demand location.

Contact us today for:

- Full inspection and compliance checklist
- City correspondence and documentation
- Detailed pro forma financial model



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