Special Purpose Property for Sale

4700 NORTH NEVADA AVENUE, COLORADO SPRINGS, CO 80918



Overview

Big Horn Lodge offers an established motel investment opportunity along North Nevada Avenue near UCCS and University Village Colorado. The 4,279-square-foot property features on-site manager quarters and recent guest room and property improvements, including upgrades to electrical panels, the water-meter pit and security cameras. Roofs on both buildings have also been recently replaced. Located within a federally designated Opportunity Zone, the property offers North Nevada frontage, convenient I-25 access and additional income from an existing billboard lease.

* Financial Information Available Upon Request

Highlights

- Located within a Federally Designated Opportunity Zone
- Recent Guest Room and Property Improvements
- Recently Replaced Roofs on Both Buildings
- On-Site Manager Quarters
- $5,000 in Annual Billboard Income
- North Nevada Frontage and Convenient I-25 Access

Property Details

Sales Price	Cap Rate	Building Size	Lot Size	Zoning
$1,150,000	11.60%	4,279 SF	0.56 Acres	MX-L

Contact us for additional information or to schedule a tour.

Rev: November 20, 2026

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. Images may be AI-enhanced.



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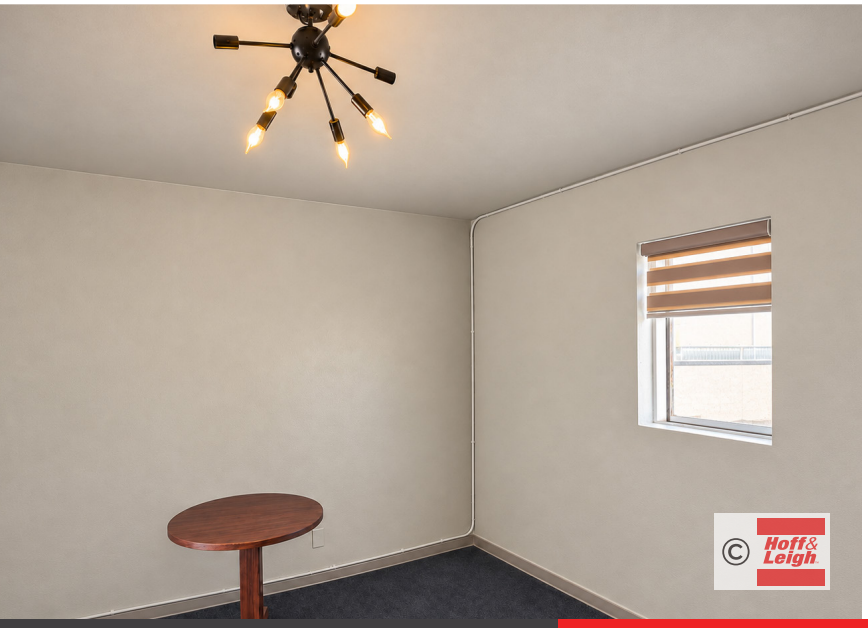
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DEMOGRAPHICS

77,979
Population

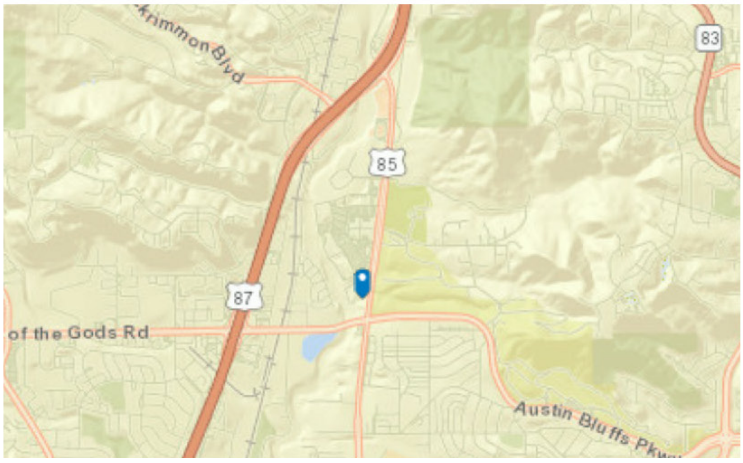
39.5
Median Age

2.3
Average Household Size

$78,947
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
N Nevada Ave	26,635	0.1
Shadow Ridge Grv	21,600	0.1
Austin Bluffs Pkwy	41,196	0.2
Austin Bluffs Pkwy	26,000	0.2
Shadow Ridge Grv	24,491	0.2



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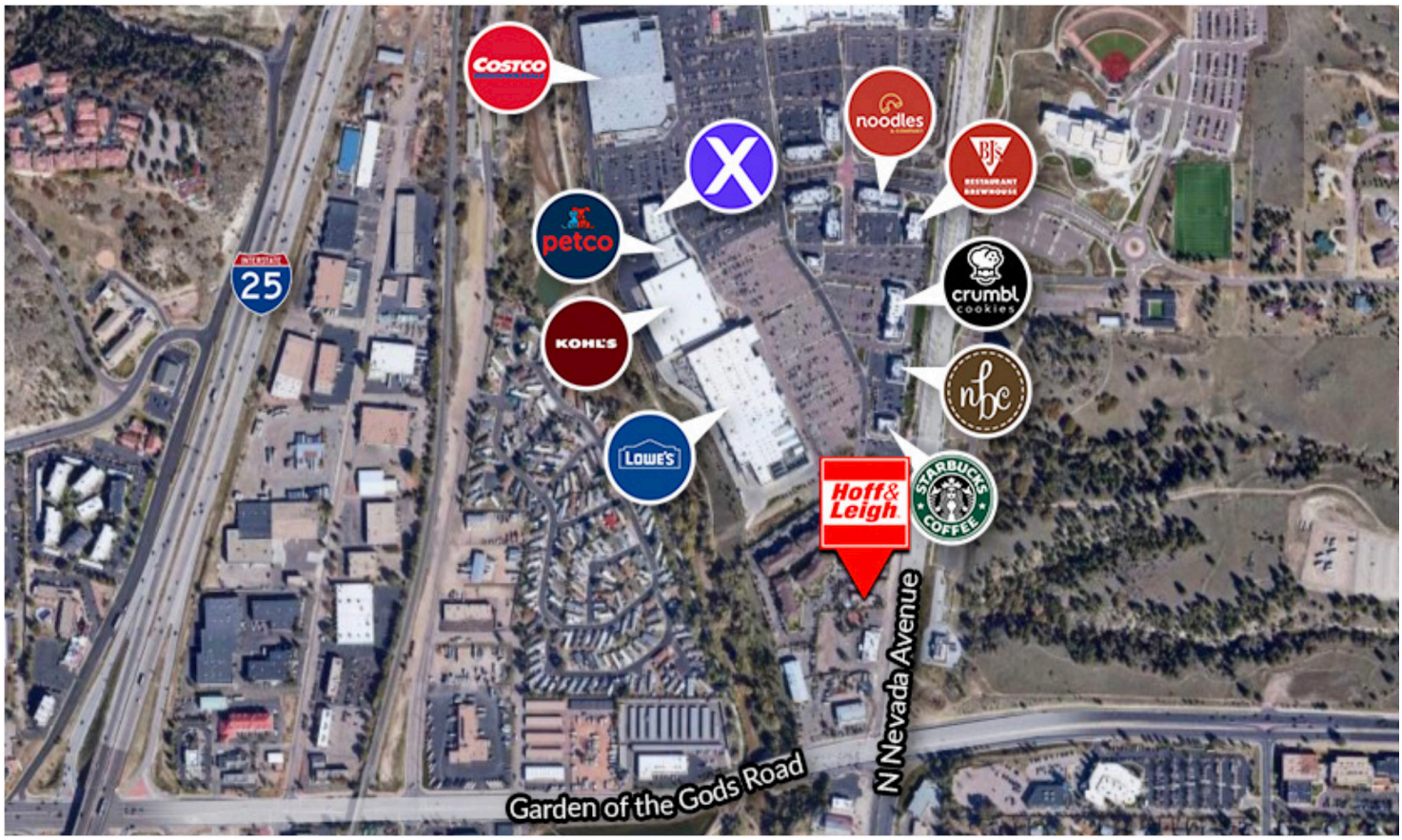


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