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 in Colorado Springs, near UCCS and University Village Colorado. The 4,279-square-foot property features recent guest room and property improvements, on-site manager quarters, and convenient access to I-25. Located within a federally designated Opportunity Zone, the property offers MX-L zoning that provides flexibility for potential future uses, subject to City approval.

* Financial Information Available Upon Request

Highlights

- Located within a Federally Designated Opportunity Zone
- Recent Guest Room and Property Improvements
- Main-Building Roof Replacement Scheduled for November 2026
- On-Site Manager Quarters
- $5,000 in Annual Billboard Income
- North Nevada Frontage and Convenient I-25 Access

Property Details

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

Contact us for additional information or to schedule a tour.

Rev: November 17, 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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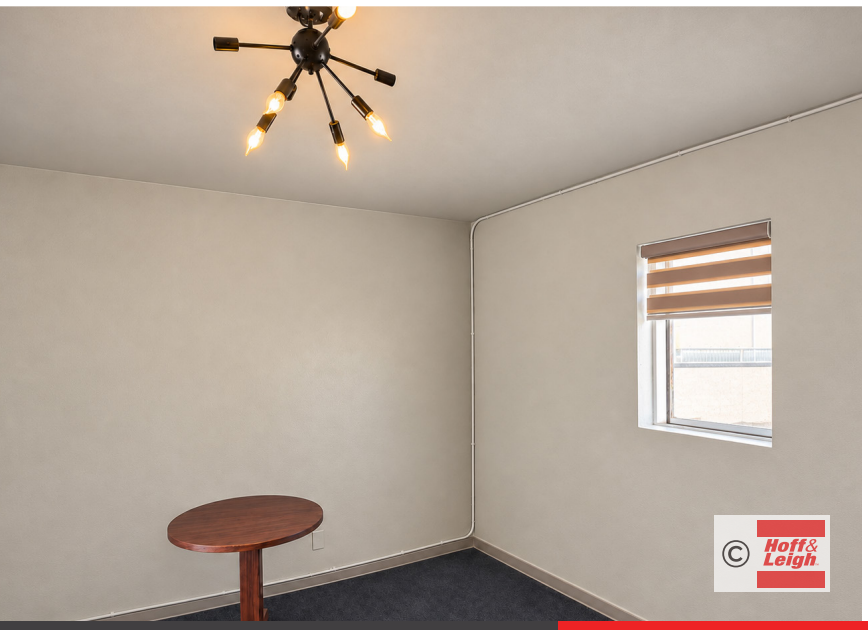
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DEMOGRAPHICS

77,979
Population

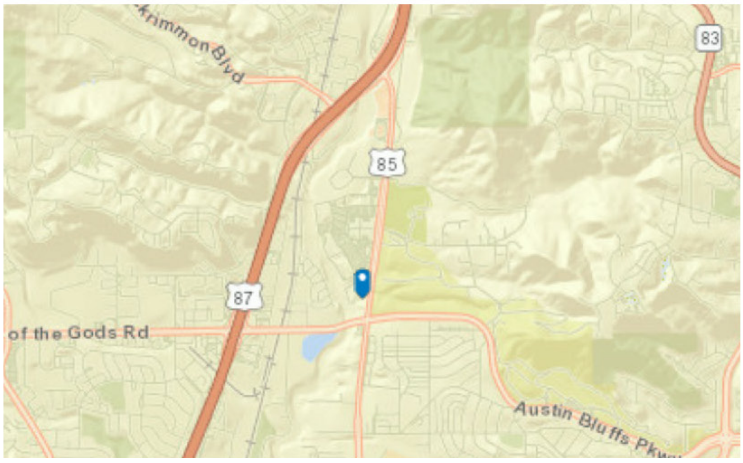
39.5
Median Age

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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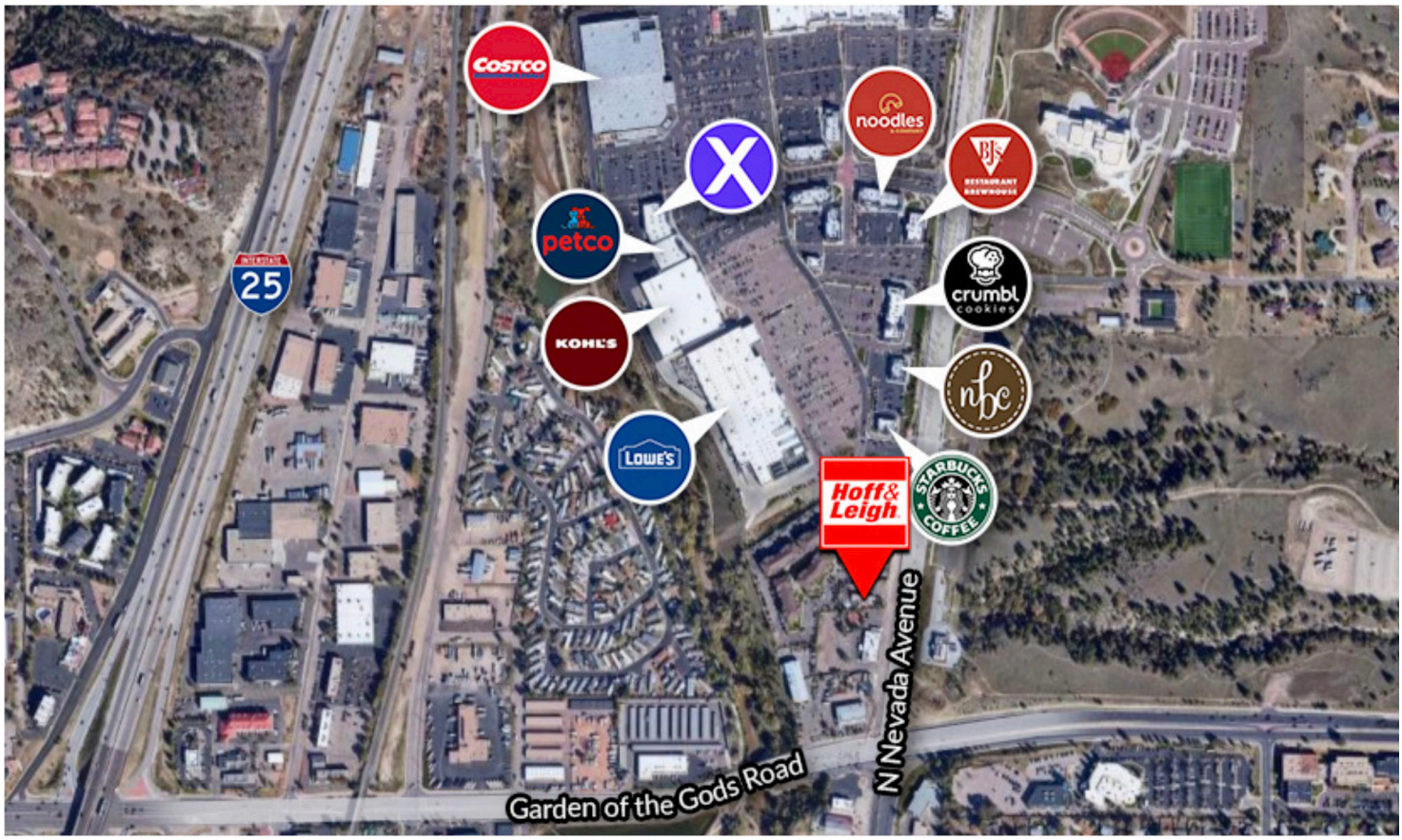


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