

650 CHAMPLIN DRIVE

VALUE ADD MOTEL INVESTMENT

**Hoff &
Leigh**



SELLER FINANCING AVAILABLE TO QUALIFIED BUYERS



650 CHAMPLIN DRIVE

FOUNTAIN, COLORADO 80817



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Sale Price

\$1,500,000
\$1,380,000

Type

Motel/Special Purpose

Building Count

3

Zoning

RC

Price Per Door

\$44,000

EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

650 CHAMPLIN DRIVE, FOUNTAIN, COLORADO 80817

Seller Financing Available to Qualified Buyers

Fountain Inn is a 34-unit, economy-style motel located directly off I-25 in Fountain, Colorado, adjacent to a major truck stop with excellent visibility and consistent historical demand from travelers, contractors, and workforce housing.

Following a temporary closure by the City of Fountain in November 2022 for compliance-related matters, ownership has completed the majority of the required improvements, including roof certification, fire system compliance, and key structural repairs. The remaining items are well-defined, creating a clear path to reopening.

To help expedite a sale, seller financing is available to qualified buyers, offering a unique opportunity to acquire this value-add hospitality asset with flexible financing terms. With limited competition in the immediate market, a proven operating history, and significant upside upon reopening, Fountain Inn is positioned for a rapid turnaround and strong long-term cash flow.

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

650 CHAMPLIN DRIVE, FOUNTAIN, COLORADO 80817



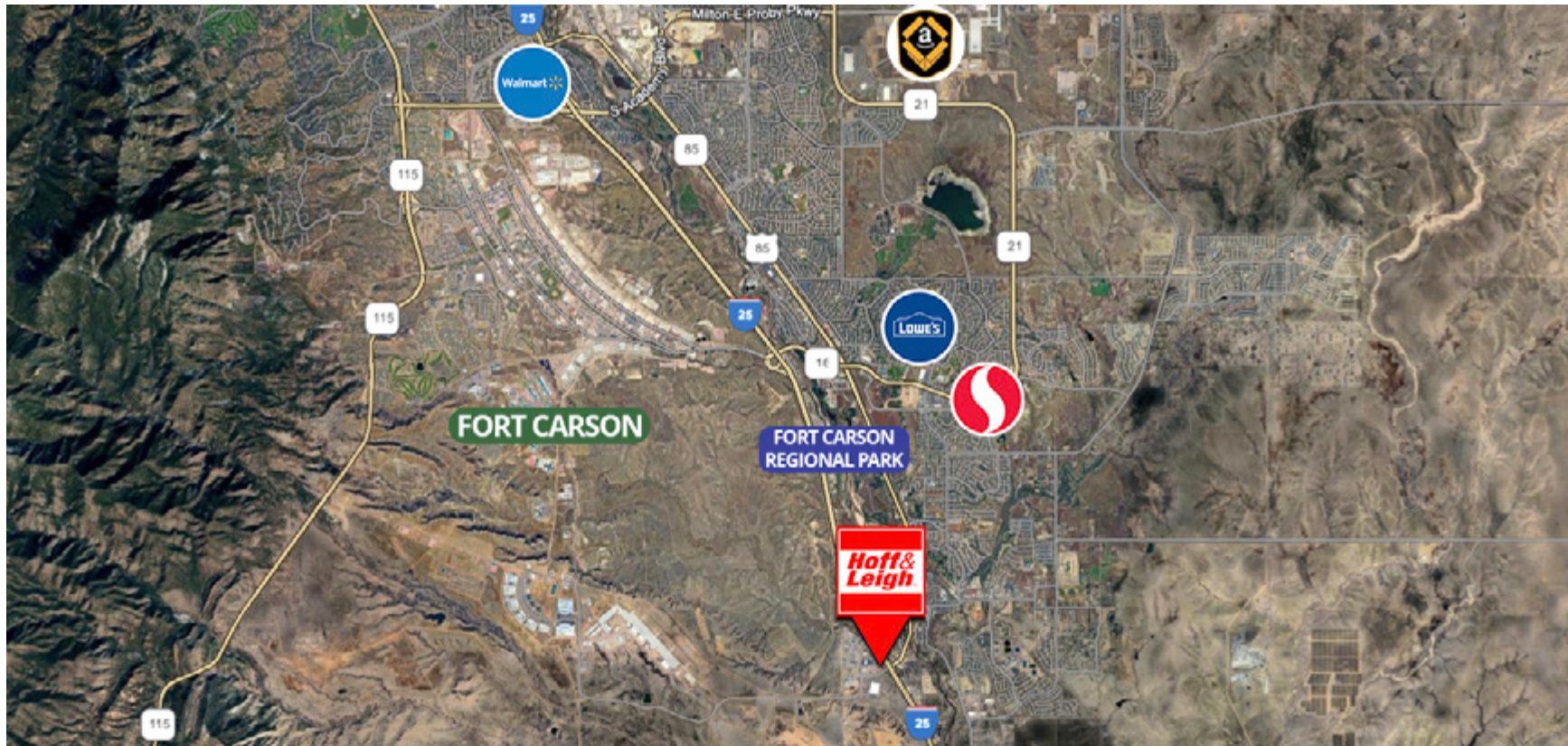
LOCATION OVERVIEW

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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)

Category	Status	Notes
Fire Systems	Complete	Fire extinguishers serviced, backflow passed
Structural Repairs	Complete	Stamped engineering plans implemented
Remaining Compliance	Buyer Responsibility; Clear Path Provided	Final checklist available upon request



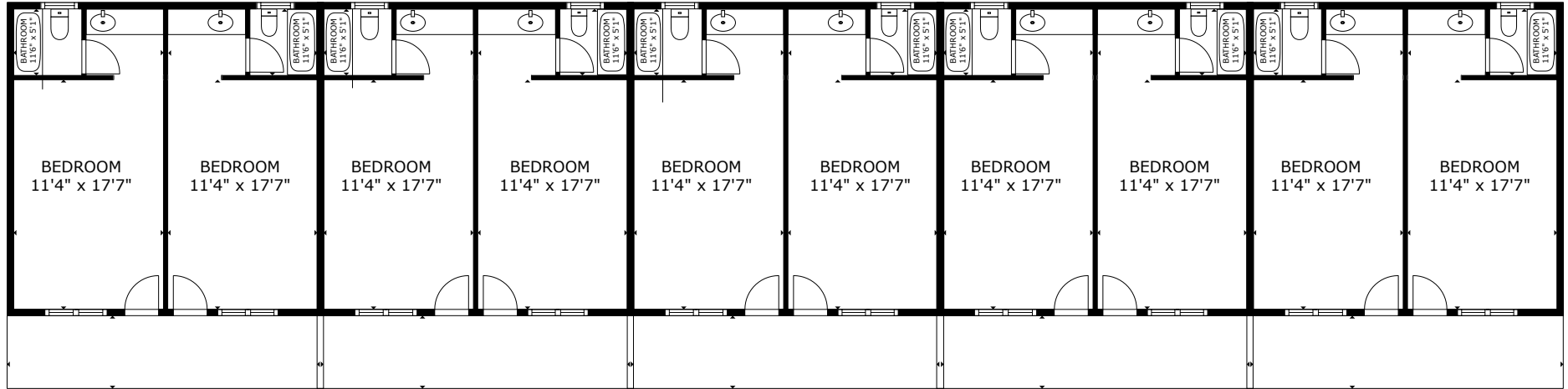




FLOORPLAN



FLOORPLAN



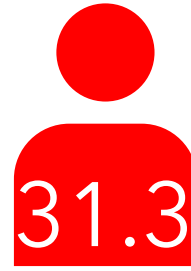
DEMOGRAPHICS

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25,429

Population



Median Age



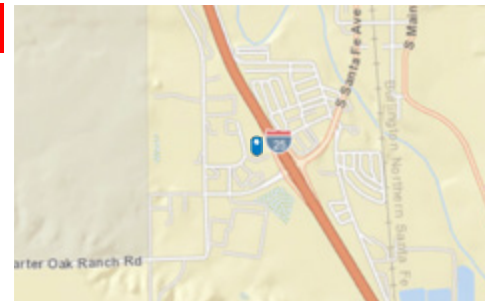
Average
Household Size



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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