



Benson Ag Land Realty

Presents for Sale

A 59-unit Motel in Julesburg CO

At the US 385/I-76 Interchange



A 59-unit motor hotel on Interstate 76 at Julesburg, the northeastern gateway to Colorado. Investment opportunity in an operational business with expansion property available both north and west of the motel. Restaurant and bar, fully equipped but not currently operating, are included in the main office building. Outdoor swimming pool inside a fenced area central to the motel. 59 rooms: 20 rooms with King-size beds, 19 rooms with two twin beds, 18 rooms with two Queen beds, plus two rooms currently in renovation. 15 rooms have been newly renovated. Built in 1971-1972 of concrete blocks with brick veneer. Large asphalt parking lot with 100+ spaces.

Building 1 (north unit) – 9,776 square feet base area, 39 rooms on 2 floors, laundry/storage

Building 2 (west unit)– 7,072 square feet base area, 20 rooms on 2 floors

Main Building – 6,171 square feet – incl office, bar, restaurant, storage, kitchen and utilities.

Lot size: 3.35 acres

Tax: \$18,897.00 (2024)

\$800,000

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