FOR SALE | HOSPITALITY

SANDHILL INN & SUITES

1519 Grand Avenue, Monte Vista, CO 81144



SALE OVERVIEW

SALE PRICE:	$1,850,000
CAP	10.26%
ADR	$96.13
REVPAR	$31.01
OCCUPANCY	32.30%
PRICE PER ROOM	$42,045
ROOMS	44
LOT SIZE:	0.98 Acres
BUILDING SIZE:	20,868 SF
RENOVATED:	2017
YEAR BUILT :	1991

PROPERTY DESCRIPTION

Sandhill Inn & Suites is a two-story interior corridor Limited-Service Hotel located in the San Luis Valley of southern Colorado. Recent 2017 renovations and updates makes Sandhill Inn & Suites the Valley's most attractive hotel investment. Facility has an Absentee Owner.

LOCATION OVERVIEW

The San Luis Valley is a traveler's paradise great for hiking, biking, hunting, fishing, bird watching, skiing, rock climbing and more. One of the jewels of the region is the awe-inspiring Great Sand Dunes National Park. The newest of America's national parks, the Great Sand Dunes are the highest in the US and welcome over 300,000 visitors each year.

The Valley is also an agricultural business center boasting the 5th largest potato producing region in the country and Monte Vista is the epicenter of this activity. Located at the crossroads of U.S. Highways 160 and 285, Monte Vista is the second largest city in the Valley. It is a beautifully situated, lively community, offering wildlife viewing areas, an annual Crane Festival in March, Ski Hi Stampede which is the state's oldest professional rodeo in July, San Luis Valley Potato Festival in September and much more

Monte Vista is home to the Colorado Potato Administrative Council, US Forest Service Rio Grande headquarters, Colorado State University Extension Office, Colorado Department of Agriculture Inspection Office, and a USDA Ag Services Center.

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PROPERTY HIGHLIGHTS

- 320% Pre-Renovation Revenues in 1 st year.
- 28% ADR Increase since Renovation completion.
- PIPs for both Choice and Wyndham performed with minimal requirements to convert to either.
- Independent (No Franchise Fees).
- Solar panels and LED lighting combine for low operating costs.
- 3 Family Suites with a King size bed, twin bunk beds, and a pull-out full sleeper sofa.
- 8 King Suites with a king size bed and a full size sofa bed.
- 28 Double Queen rooms.
- 5 single rooms with either one king sized bed, or one queen sized bed.
- Indoor heated pool



AREA ATTRACTIONS & ACTIVITIES

- The Great Sand Dunes
- Wolf Creek Ski Area
- Spanish Peak Trail
- Colorado Gators Reptile Park
- Zapata Falls
- National Wildlife Refuge
- The Rio Grande Scenic Railroad



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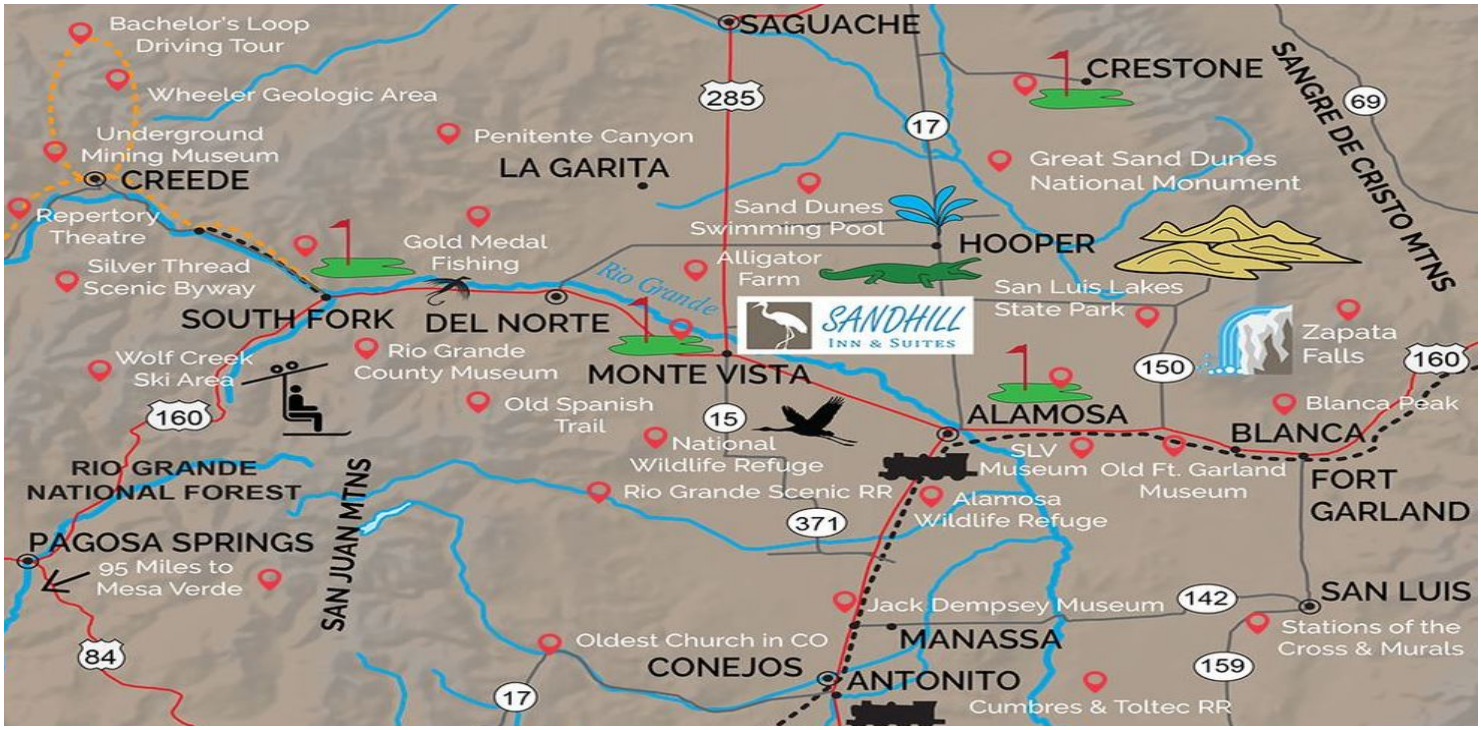
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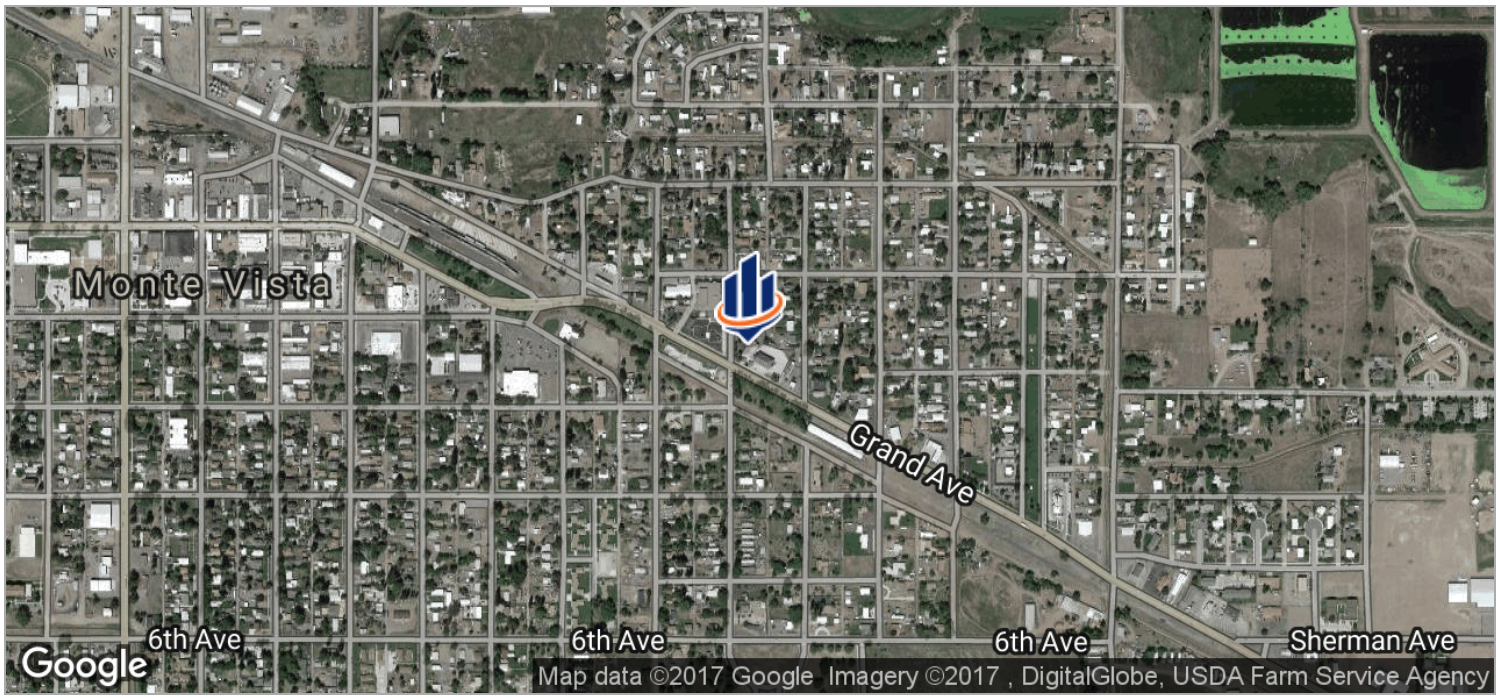
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