



OLIVE  
REAL ESTATE  
GROUP, INC.

**FOR SALE**

**BIG HORN LODGE**

4700 N. NEVADA AVENUE, COLORADO SPRINGS, CO 80918

# OPPORTUNITY ZONE



## PROPERTY INFORMATION

Price: \$897,000.00  
 Price Per Key: \$74,750.00  
 NOI: \$71,732.00  
 CAP Rate (Current): 8.00%  
 CAP Rate (Pro Forma): 9.33%  
 Building Size: 4,279 SF  
 • 2 buildings / 2 stories  
 Total Rooms: 12  
 Lot Size: 24,427 SF  
 Zoning: C6  
 Year Built: 1954



Traffic Counts	
E. Garden of the Gods and N. Nevada Ave.	30,303
N. Nevada Ave. and Shadow Ridge Grove	36,601

Source: 2018 DataMetrix-MSPI

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