

QUALITY INN & SUITES WEST



49 KEY PROPERTY LOCATED IN COLORFUL COLORADO

PROPERTY OVERVIEW

QUALITY INN & SUITES WEST

OFFERING SUMMARY

PRICE	\$4,195,000
ADDRESS	77 S RADNOR PUEBLO WEST, CO
KEYS	49
BUILDINGS	1
STORIES	2
YEAR BUILT	2000
YEAR RENOVATED	2018
BLDG SIZE	22,236 SF +/-
LOT SIZE - HOTEL	1.15 AC +/-
ZONING	B4
APN / PARCEL ID	602403023

FOR FINANCIALS CONTACT

Brandon Hert -970-985-1110 or

John Watson Hazen II - 970-379-0876

**TWO vacant lots included with purchase: Lot 1 (.2927 acres)
and Lot 2 (.3431 acres)**



PROPERTY DESCRIPTION

The Quality Inn & Suites in Pueblo West is a pet friendly hotel located in Pueblo, CO near Colorado State University - Pueblo and many popular tourist attractions like Lake Pueblo State Park and the Pueblo Zoo. All guest rooms have premium bedding, modern conveniences, and FREE Wi-Fi. This property is just off Highway 50, within walking distance of a variety of restaurants and convenient to business and recreational destinations. Lake Pueblo State Park is within 5 miles, and the Pueblo Zoo is less than 10 miles. Golfers can play a round at the Desert Hawk Golf Course, auto racing fans can cheer on their favorite drivers at the I-25 Speedway and parents visiting their students can easily get to Colorado State University–Pueblo.

ABOUT THE AREA

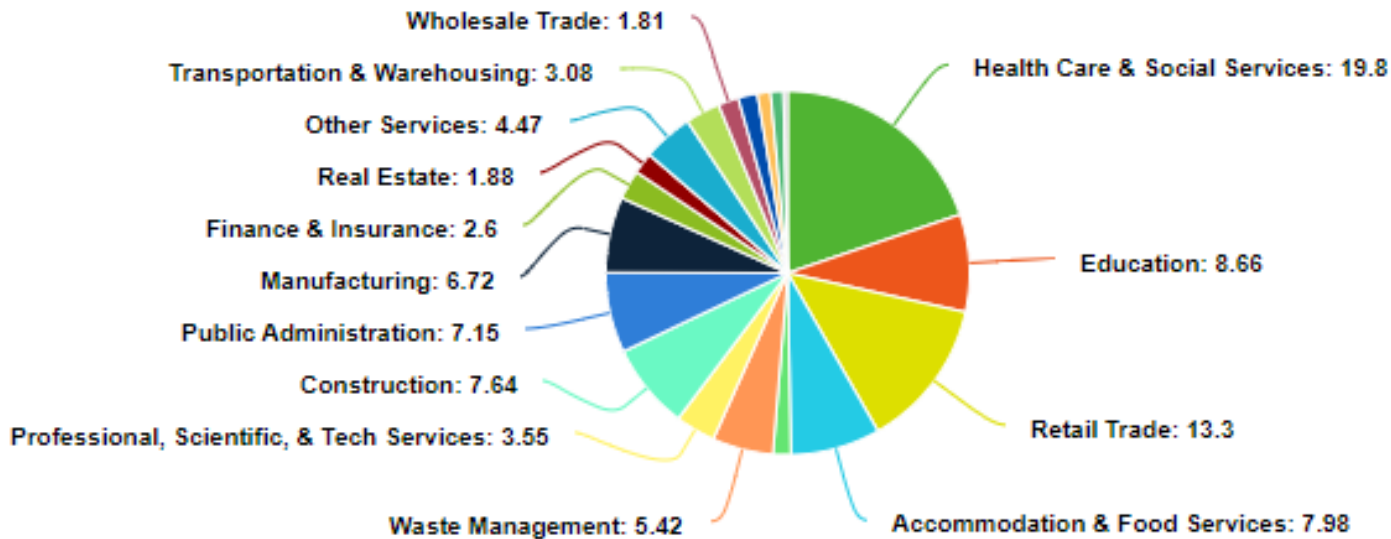
With 300 days of sunshine annually and a consistently mild climate, Pueblo is a great place to enjoy an outstanding quality of life. Colorado's most historic and culturally diverse city boasts year-round outdoor activities, celebrated and varied dining options, one of only 12 state designated creative arts districts, and exceptional business opportunities. Pueblo also hosts the best of all seasons with gorgeous fall evenings, warmer summers, average winters and amazing sunsets against the bordering mountain range all year long. The mountains are never far for that cozy winter staycation and ski trip. Hot temps in the summer often give way to cool nights and snow doesn't linger around too long in the winter.



PUEBLO COUNTY ECONOMY

The economy of Pueblo County, CO employs 67.8k people. The largest industries in Pueblo County, CO are Health Care & Social Assistance (13,394 people), Retail Trade (8,996 people), and Educational Services (5,869 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$62,917), Utilities (\$60,475), and Public Administration (\$52,284).

Pueblo County Employment by Industry
Data USA



NEAREST AIRPORTS

Pueblo Memorial Airport (19 miles)
Colorado Springs Airport (46 miles)
Denver International Airport (132 miles)

EDUCATION

Pueblo West, CO is located in the Pueblo County 70 School District

Rye Elementary School	Sierra Vista Elementary School
Cedar Ridge Elementary School	Pueblo West Elementary School
South Mesa Elementary School	Desert Sage Elementary School
Avondale Elementary School	North Mesa Elementary School
Vineland Elementary/Middle School	Swallows Charter Academy
Prairie Winds Elementary School	Beulah Elementary/ Middle School
The Connect Charter School	Pleasant View Middle School
Craver Middle School	Sky View Middle School
Pueblo West Middle School	Rye High School
Pueblo County High School	Pueblo West High School

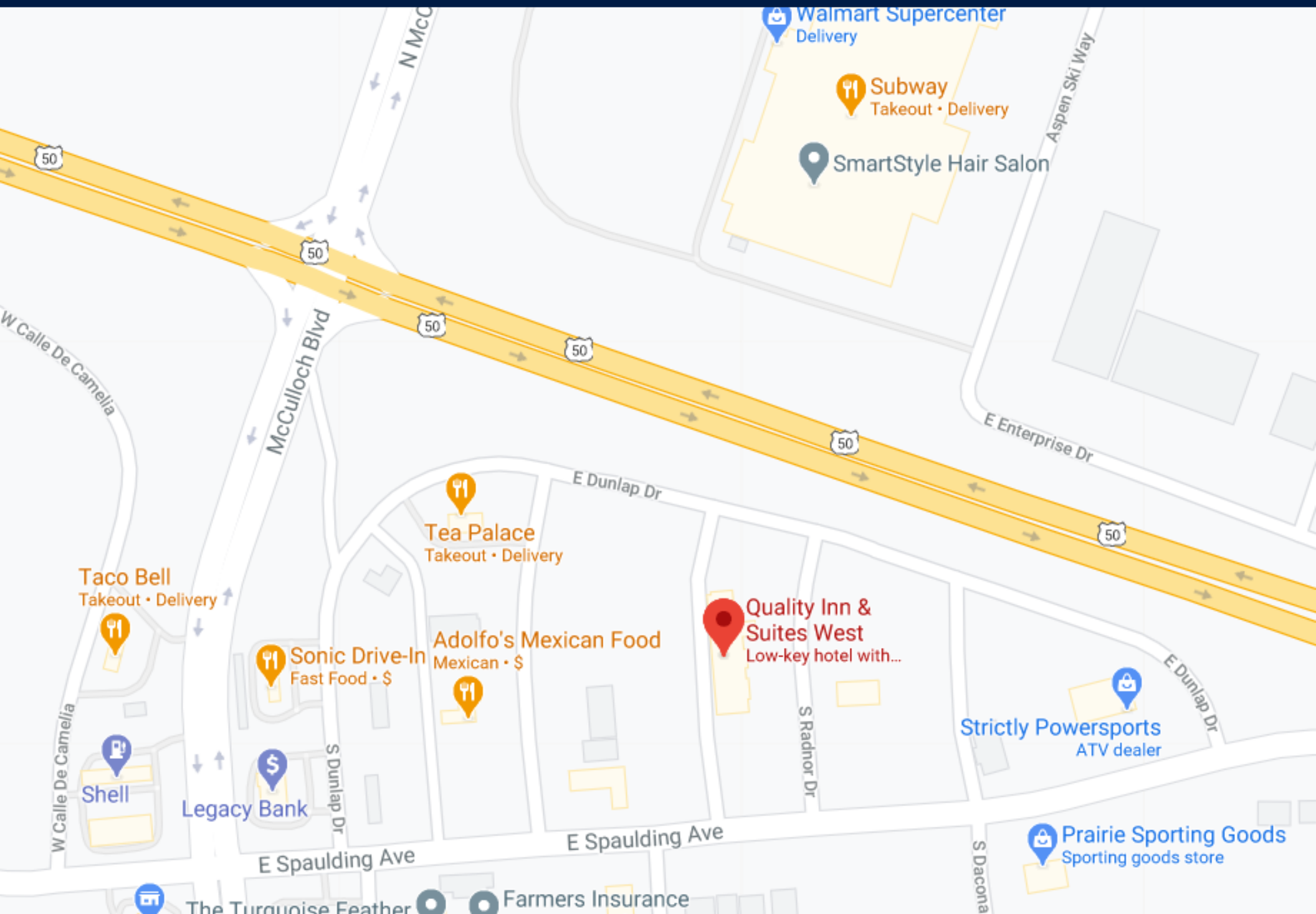
COLLEGES & UNIVERSITIES

Pueblo Community College (1 mile)
Colorado State University Pueblo (3 miles)
Pikes Peak Community College (35 miles)
Nazarene Bible College (38 miles)
College America Colorado Springs (40 miles)
Colorado College (41 miles)

HEALTHCARE

Parkview Medical Center (1.25 miles)
St. Mary - Corwin Medical Center (3 miles)
EmergiCare Pueblo (4 miles)
Centura Health- St Thomas More Hospital (36 miles)

WHAT'S NEARBY



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HAZEN HOSPITALITY GROUP AGENT FOR MORE DETAILS

LISTING ASSOC. BROKER

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HAZEN
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MANAGING BROKER

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