HOSPITALITY / RESIDENTIAL DEVELOPMENT OPPORTUNITY

COLUMBIAN HOTEL

111 N COMMERCIAL STREET, TRINIDAD, CO

FOR SALE

KW COMMERCIAL | URBAN ELITE
3550 W 38th Ave #20
Denver, CO 80211

PRESENTED BY:

WIN KING
Director
office: (303) 376-6333
cell: ((3) 03)- 877 -5889
kingcommercialre@gmail.com
IA40013472, Colorado

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The Columbian Hotel Opportunity

King Commercial is proud to announce an exceptional redevelopment opportunity in Trinidad Colorado - The Columbian Hotel. This grand hotel, with it rich history and great bones, is ready for her next adventure.

Located at the corner of Main and Commercial Streets in the heart of the Corazon de Trinidad Historic District that includes some 50 contributing buildings listed on the National Registry of Historic Places and flanked by the stunning architecture of the First National Bank building and Jaffa Opera House, and the Tolec Hotel, the Columbian Hotel is a signature opportunity in a community rich with culture and creativity. Designed by John Conkie in 1879 and originally called the Grand Union Hotel, this three-story landmark was renamed in honor of the 1893 World's Columbian Exposition. Purchased by renown preservationist Dana Crawford in 2018 as part of a collection of building she deemed significant enough to preserve, , The Columbian Hotel is as relevant to Trinidad as the Oxford Hotel is to LoDo in downtown Denver.

The grand hotel’s second and third floors have been vacant since the 1970s. Dana’s vision for the building was initially to create a 20 to 35 suite condominium hotel for retirees, would be retirees and weekend visitors from all across the region. She also explored a hotel concept, more aligned with current tastes and preferences, that offers some 40 rooms to suit the character of the building and meet the growing needs of the community.

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COLUMBIAN HOTEL EXECUTIVE SUMMARY

OFFERING SUMMARY

PRICE:	$1,995,000
BUILDING SF:	34,000 +/-
YEAR BUILT:	1879
PRICE / BLDG SF:	$58.65
HOTEL CONCEPT:	40 Rooms
PRICE / ROOM:	$50,000
APARTMENT CONCEPT:	20-35 Doors
PRICE/UNIT	$57,000 to $100,000
NO. OF RETAIL TENANTS	7
RETAIL INCOME	$6,834/Mo.
LOT SIZE:	12,535 SF

PROPERTY OVERVIEW

Designed by John Conkie in 1879 and originally called the Grand Union Hotel, this 100 room, three-story brick landmark trimmed was renamed in honor of the 1893 World's Columbian Exposition.

The picturesque aesthetics of heavily hooded and elongated windows, polished stone quoins, an ornately bracketed cornice above a decorative frieze of Italianate style architecture exude Italian Renaissance. The terrazzo-floored lobby lead to the Rococo ballroom, ladies' "retiring room," gaming room, saloon and smoking parlor.

The Columbian Hotel, with her storied past, operated well into the 1970s but she is as relevant to Trinidad as the Oxford Hotel is to LoDo in downtown Denver.

PROPERTY HIGHLIGHTS

- Exceptional location at the southwest corner of Main and Commercial Streets
- In the Corazon de Trinidad Historic District
- Preservationist Dana Crawford acquired the property in 2018, invested funds to shored up the foundation, restored the exterior its original glory and repaired the roof
- State Historic Designation
- Potential uses include Apartment, Condominium and/or Hotel
- Longstanding tenants line the street with their shops and offices. Their leases come up for review annually.
- 34,000 SF +/-, 3 Story with full basement, Built in 1879
- Italianate Architecture by John Conkie
- Ready to be renovated or reimagined
- Deemed historically significant to the revival of the town Dana Crawford selected the Columbian, Jaffe Opera House and Fox West Theatre as her passion projects.

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COLUMBIAN HOTEL PHOTOS OF EXISTING CONDITION

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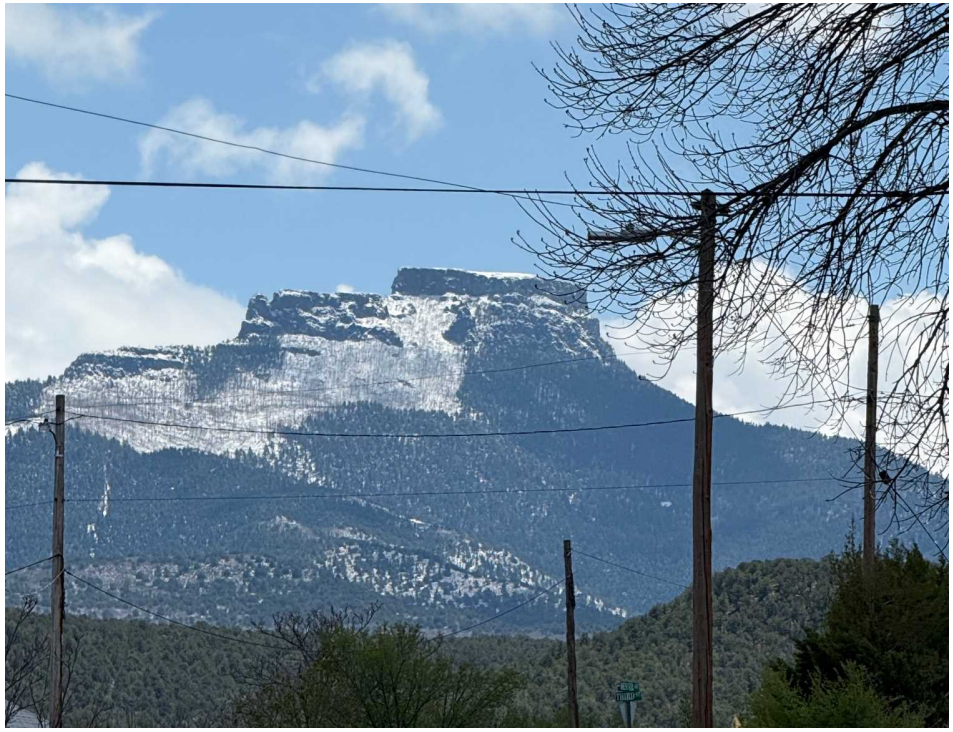

LOCATION INFORMATION

Building Name:	Columbian Hotel
Street Address:	101 Commercial Street
City, State, Zip:	Trinidad, CO 81082
County:	Las Animus
Cross Streets:	Main Street and Commercial Street
Signal Intersection:	Yes

Location Overview

Located approximately 190 miles from both Santa Fe, New Mexico, and Denver, Colorado on Interstate I-25 and a stop along the Amtrak's Southwest Chiefs line that links Chicago with Los Angeles, Trinidad was, and still is, a convenient stop for travelers, entertainers and "outlaws."

The town serves as the starting point for the famous Highway of Legends Scenic Byway and is situated on the Historic Santa Fe Trail, making it an attractive destination for those interested in history, scenic drives, and outdoor activities. With dozens and dozens of architecturally significant buildings on brick lined streets, Trinidad captures the hearts and minds of many who take the time to explore it.

Today Trinidad offers a variety of attractions that draws curious visitors craving Southern Colorado's rich history immersed in small-town charm. Known for its welcoming attitude, this close knit community is filled with creativity and character that is surrounded by some of the best hiking, fishing, and camping opportunities. Bound by nearby Fishers Peak State Park, the Spanish Peaks and Trinidad Lake State Park.

Trinidad State College, a 2 year accredited a college, with some outstanding athletic programs, now offers bachelor degrees and is affiliated with Colorado community College network.

"Space to Create," a 20,000 square foot community space with an art and culture center, was the first of its kind in the Nation and part of a $45 million dollar State driven initiative to house artists in its 17 units spearhead by Colorado Creative Industries.

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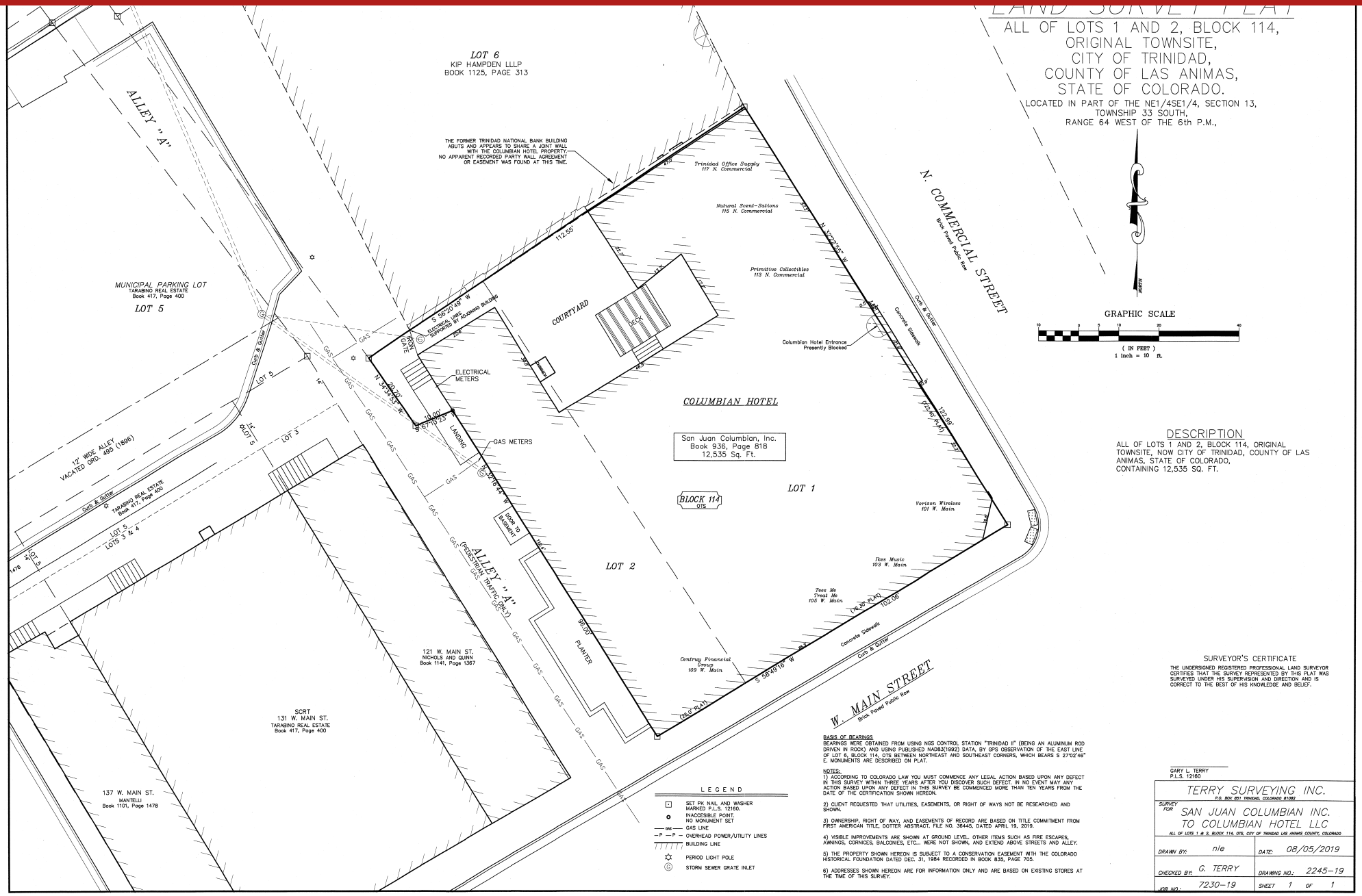
POPULAR RESTAURANTS AND BAR MAP



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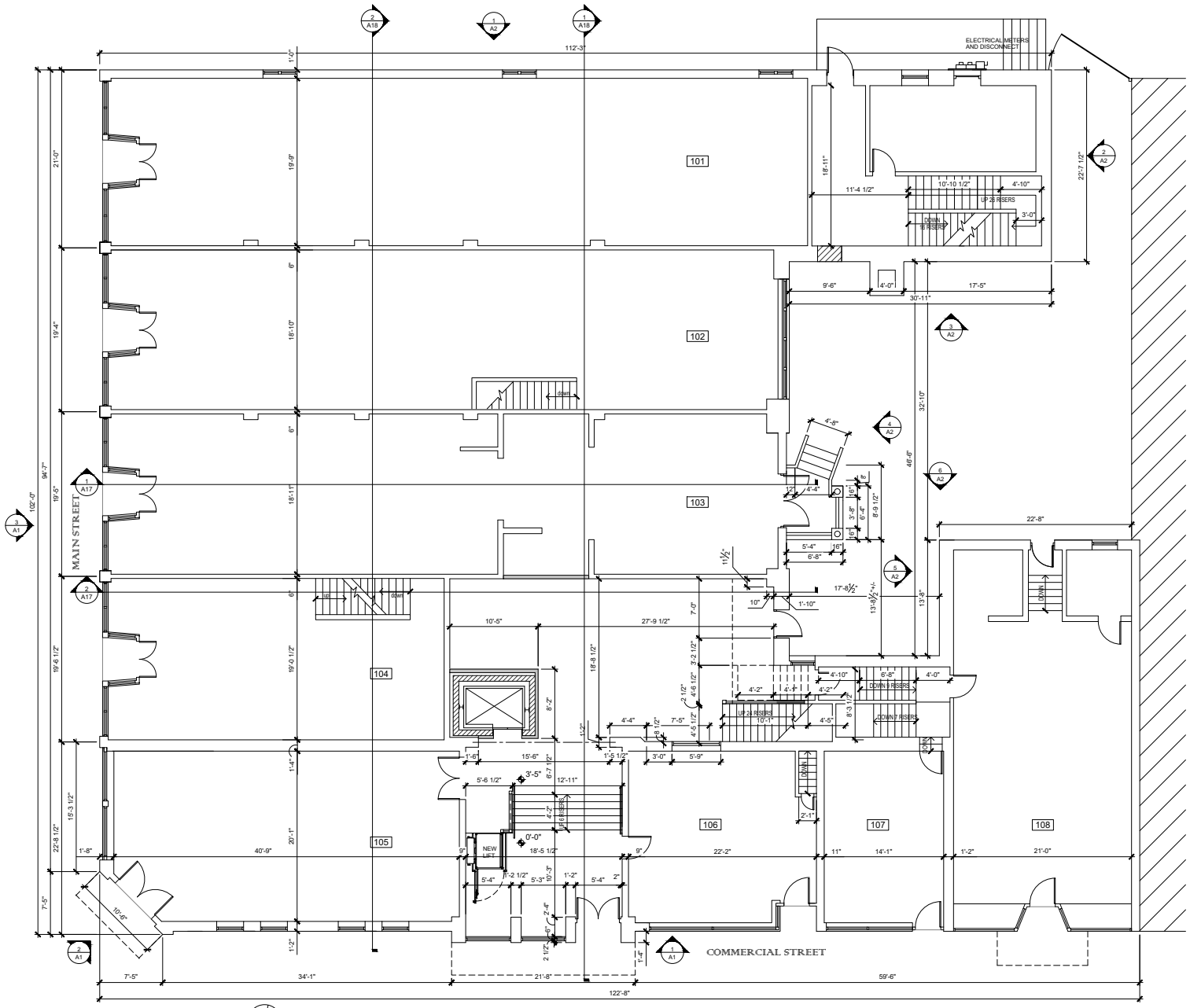
GROUND FLOOR RETAIL WITH LOBBY



FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

North

CONSTRUCTION NOTES

PSM
Architecture and Planning Inc
111 E. 5th Street Pueblo, Colorado 81003
970-682-3237

PROPOSED HISTORIC RENOVATION FOR:

COLUMBIAN HOTEL

111 N. COMMERCIAL STREET
TRINIDAD, CO 81082

REVISIONS:

7-30-19 - MARKUPS
11-29-19 RENSE STUDIOS TO 1&2 BEDROOMS

JOB NO. 19-210

DATE: 4/21/20

CHECKED: PRG

DRAWN: AJG

A9

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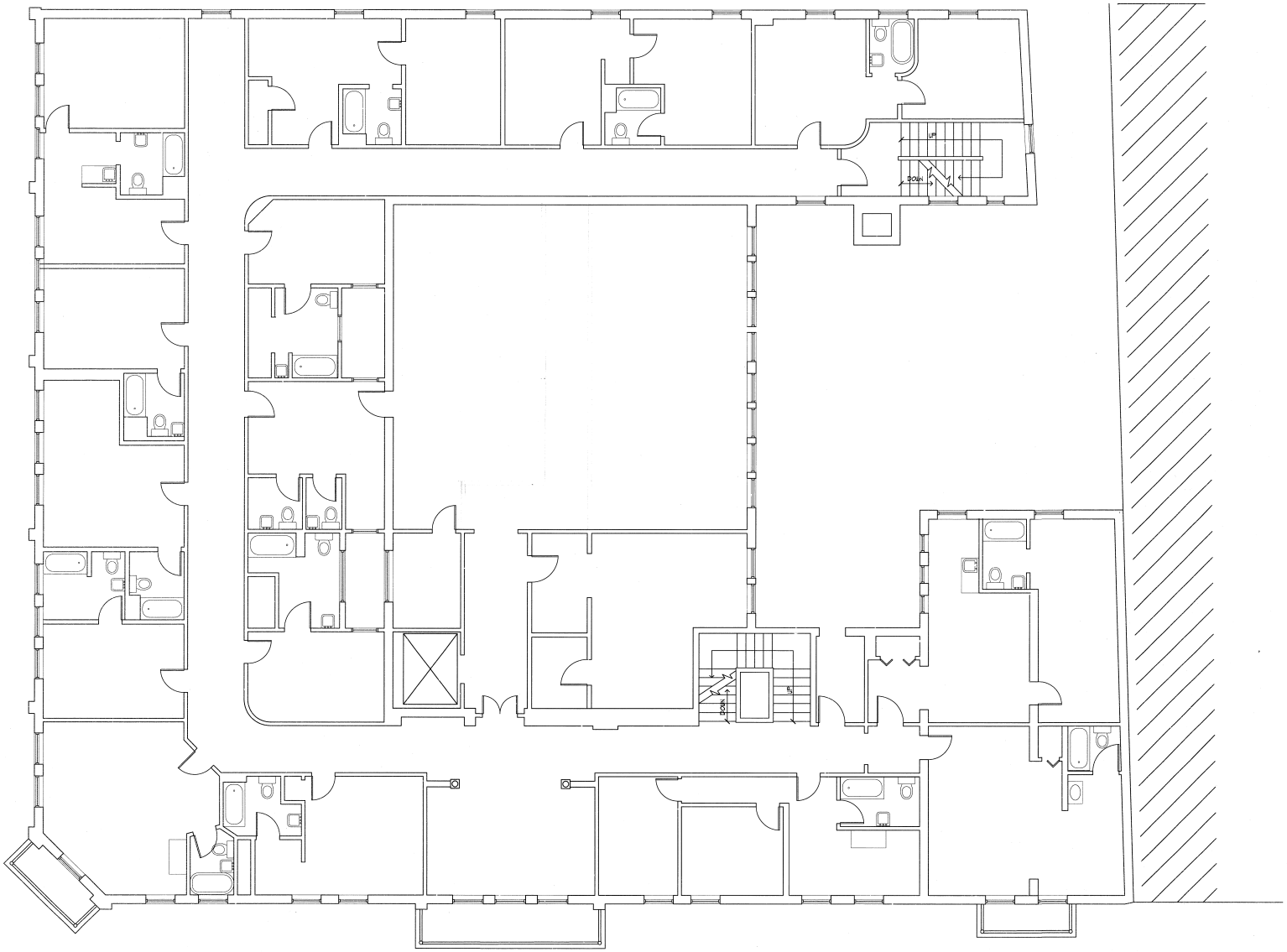
SECOND FLOOR EXISTING



(EXIST)
SECOND FLOOR PLAN
SCALE 3/16"=1'-0"

North

PROPOSED HISTORIC RENOVATION FOR:
COLUMBIAN HOTEL
111 N. COMMERCIAL STREET
TRINIDAD, CO 81082

REVISIONS:

JOB NO. 19-210
DATE:
CHECKED: PRG
DRAWN: JDD

A4
4 of 5

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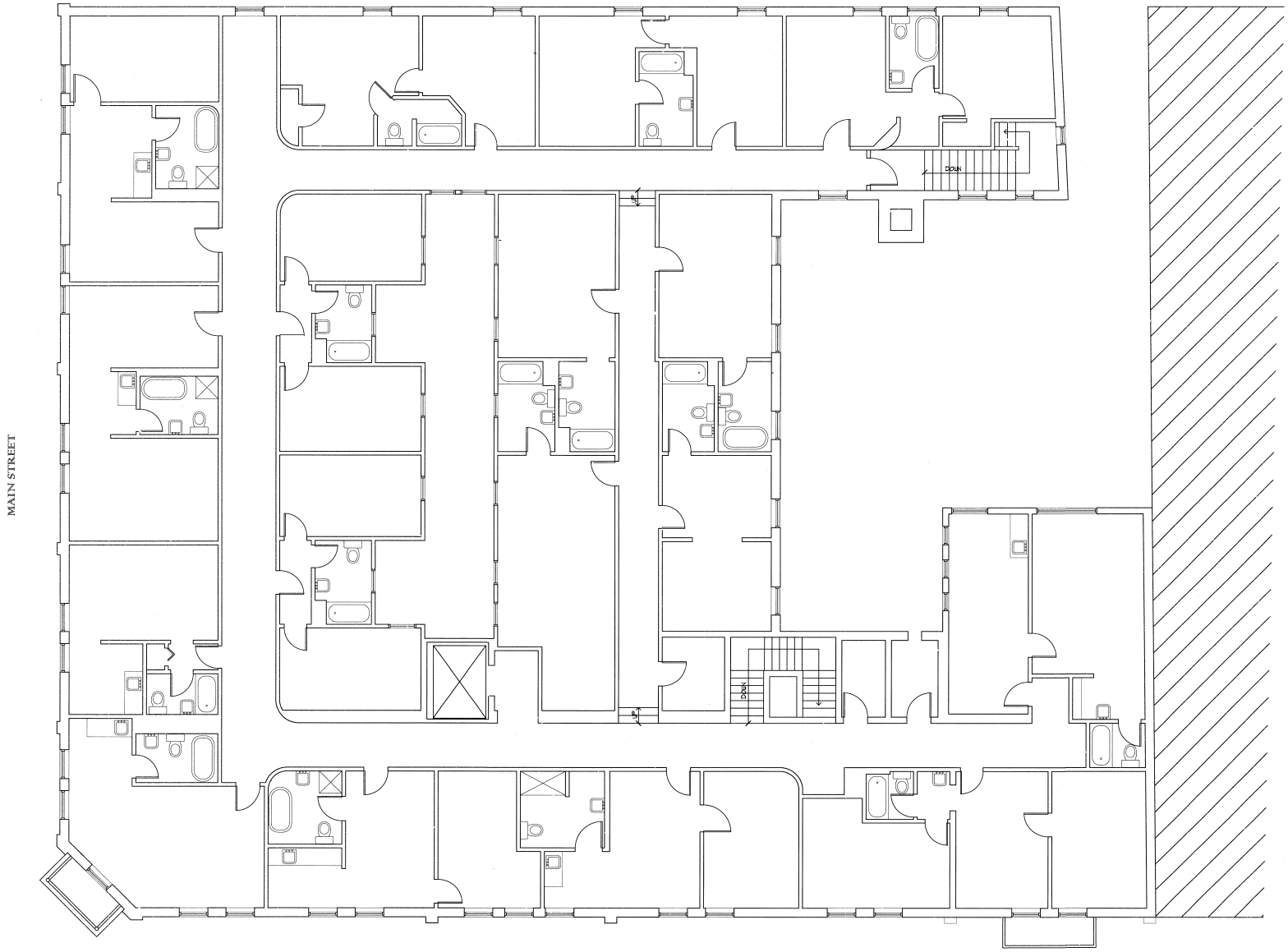
THIRD FLOOR EXISTING



(EXIST)
THIRD FLOOR PLAN
SCALE 3/16"=1'-0"

North

FSTM
Architecture and Planning Inc
111 E. 5th Street Pueblo, Colorado 81003
970-582-3287
pgiannoni@fstm.net

PROPOSED HISTORIC RENOVATION FOR:
COLUMBIAN HOTEL
111 N. COMMERCIAL STREET
TRINIDAD, CO 81082

REVISIONS:

JOB NO. 19-210
DATE:
CHECKED: PRG
DRAWN: JDD

A5
4 of 5

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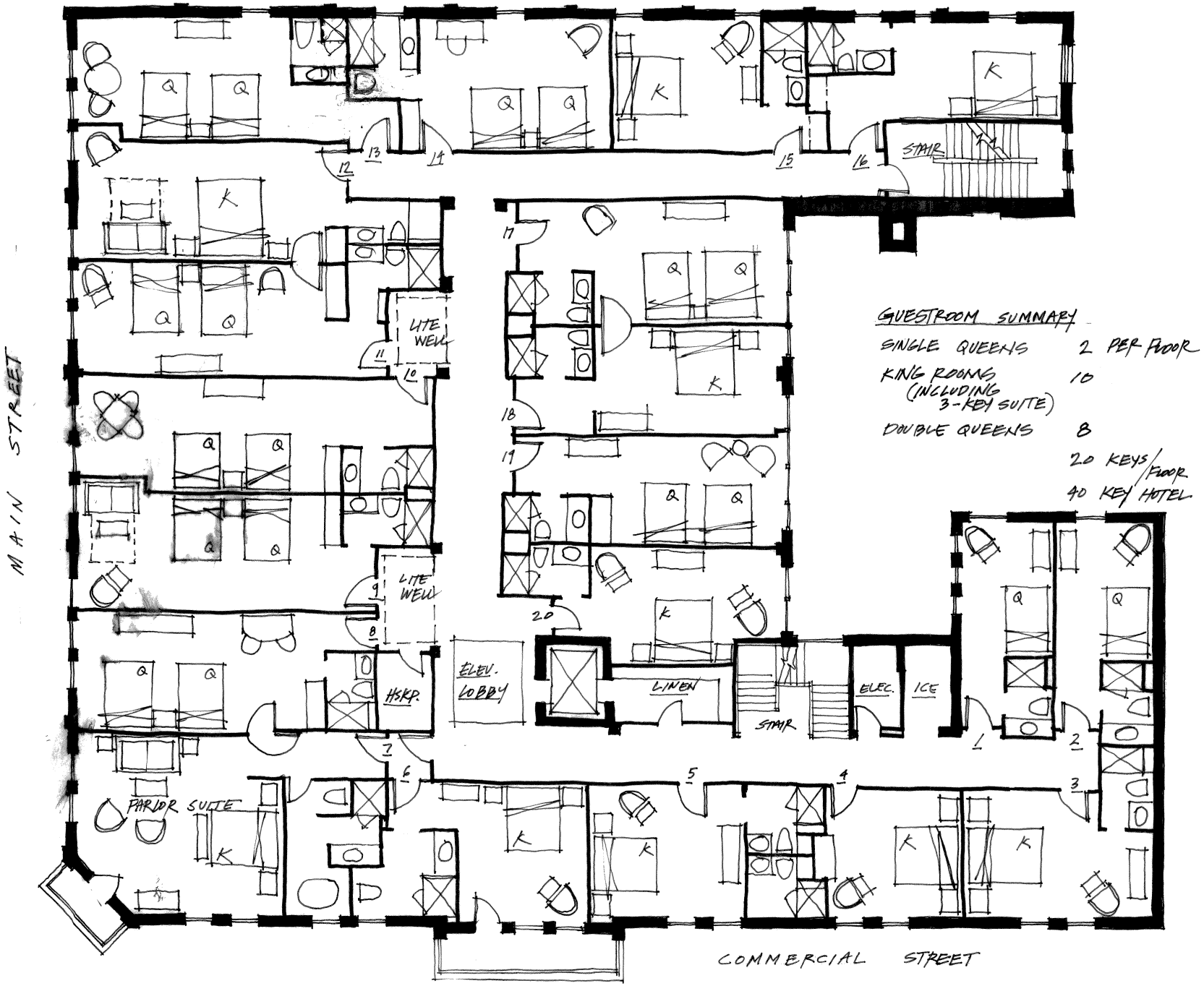
HOTEL CONCEPT 2ND & 3RD FL



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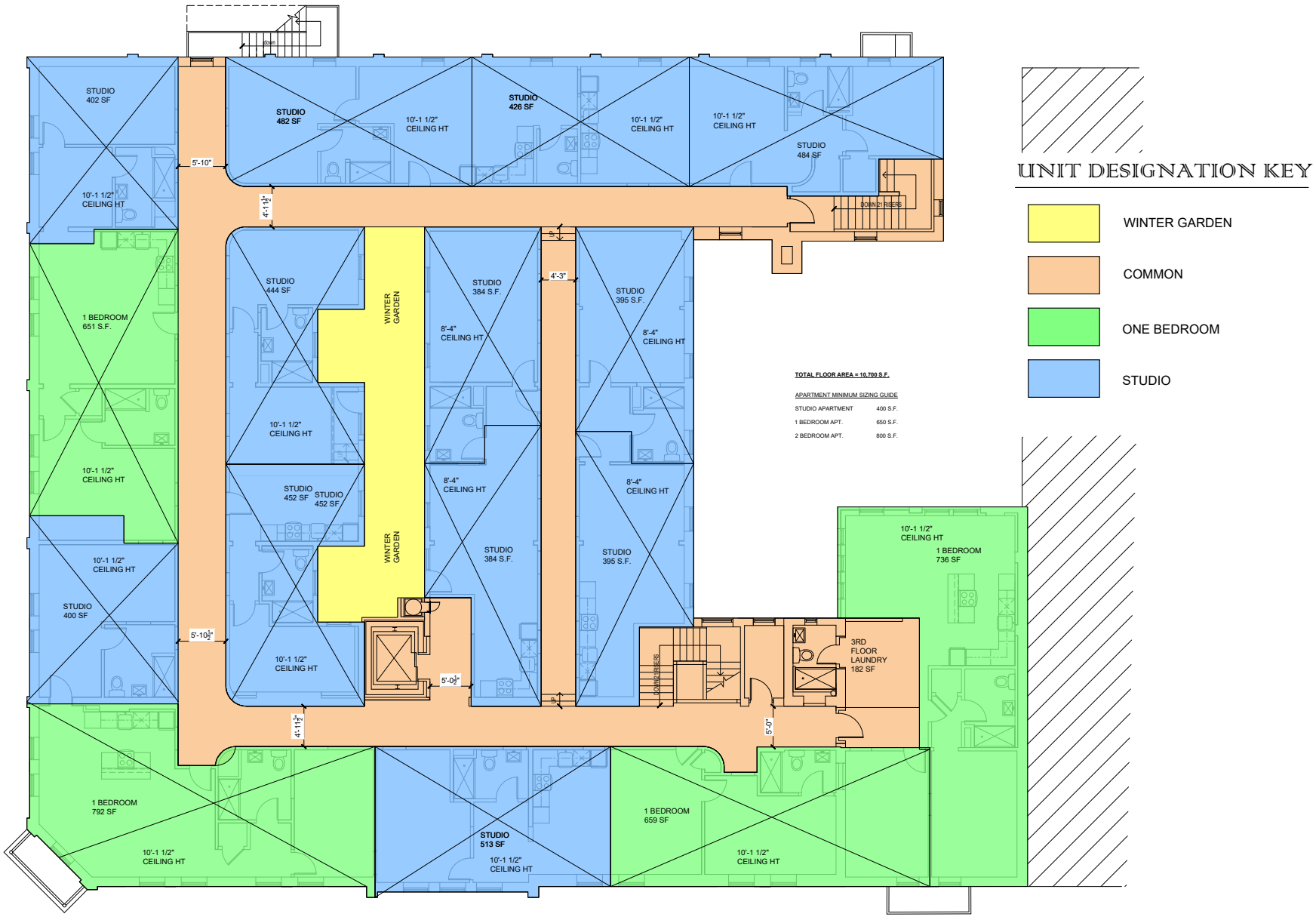
APARTMENT CONCEPT 2ND & 3RD FL



TOTAL FLOOR AREA = 10,700 S.F.

APARTMENT MINIMUM SIZING GUIDE

STUDIO APARTMENT	400 S.F.
1 BEDROOM APT.	650 S.F.
2 BEDROOM APT.	800 S.F.

UNIT DESIGNATION KEY

- WINTER GARDEN
- COMMON
- ONE BEDROOM
- STUDIO

THIRD FLOOR RENTAL PLAN

SCALE 3/16"=1'-0"

North

PSTM Architecture and Planning Inc
P.O. Box 596 - Trinidad, CO 81082 - 970.692.3237
paul@pstmarchitecture.com

PROPOSED HISTORIC RENOVATION:
COLUMBIAN HOTEL
111 N. COMMERCIAL STREET
TRINIDAD, CO 81082

REVISIONS:
07/04/24 3D COLOR BLOCK APARTMENT REVISIONS
08/09/24 3D COLOR BLOCK APARTMENT REVISIONS
08/27/24 3D COLOR BLOCK APARTMENT REVISIONS

PROJECT NO.: 24-211
PRINT DATE: 08/09/24
CHECKED: PRG
DRAWN: AJG

SHEET NO.: AM102

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