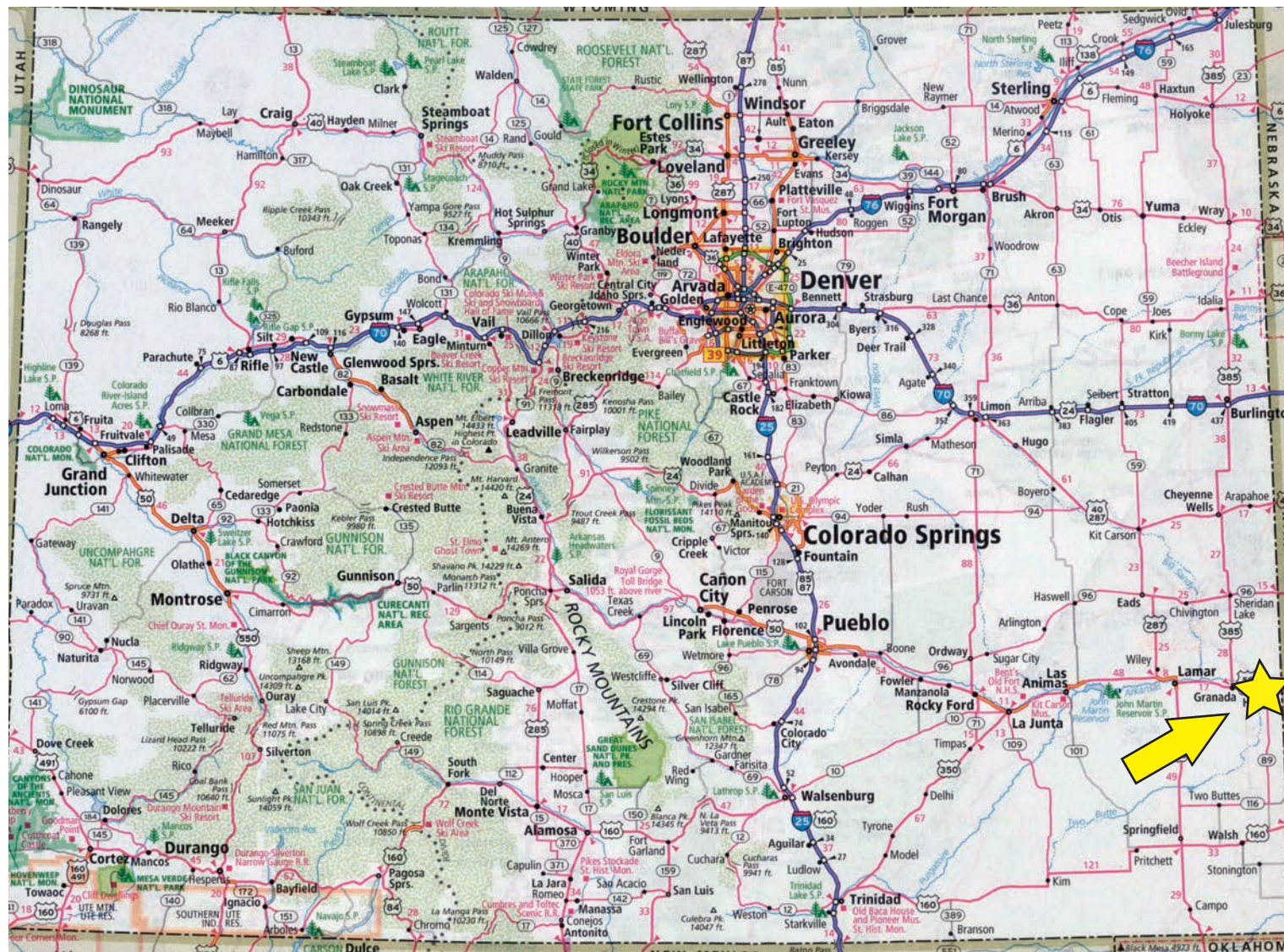
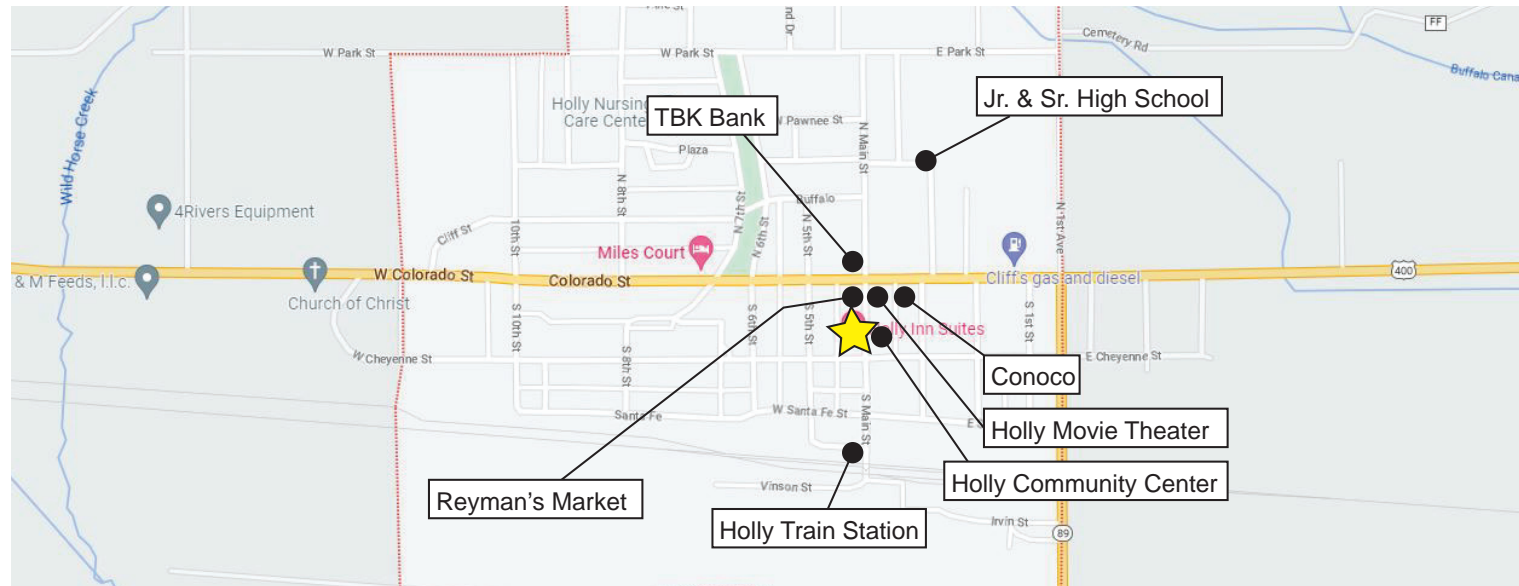


# Holly Inn Suites, Holly, Colorado

128 S. Main St., Holly, Colorado 81047



**FOR SALE: \$450,000**

The Holly Suites Inn is a historic building located in the heart of downtown Holly, Colorado. The building has been a bank, a Rexall Drug Store and most recently, the Holly Inn Suites. The property is listed on Hotels.com, Expedia, Tripadvisor and Travelocity to name a few. The property has been generating approximately \$60,000 per year in gross revenues. There are 9 rooms in the upstairs portion of the property and that is the only part of the building that is in use. There is another 6,000 + square feet of potential retail that can be utilized to generate substantial additional income. An ideal use would be a restaurant/bar as there is no such operation within a 20-mile radius of Holly and it would boost hotel revenue substantially. There is an original soda fountain area from the Rexall Drug days with counter and stools. The ideal buyer is someone who is ready to roll up their sleeves and restore the property to its full potential. It would also be ideal for a school or training area where students or participants could sleep upstairs and train or take classes downstairs. The rooms are large with sitting areas, desks, cabinets, microwaves and coffee makers. There is also a lot, adjacent to the property that can be purchased in conjunction with the building. It is an ideal place for outside barbeque's, tables and a recreation area. There is a new metal cover over the roof of the rooms and new roof cover over part of lower space. The downstairs area could also be an ideal showroom for a distributor who wanted to train new sales people and the rear could be a warehouse, storage area.

**Fuller Real Estate**  
(303) 534-4822

[Click for  
Brokerage  
Disclosure](#)

**Paul Roberts**  
(720) 306-6029 direct  
(720) 260-7417 mobile  
PRoberts@FullerRE.com





An undated picture showing the property as a Rexall Drug Store.



An undated picture showing the property as the First National Bank

The town of Holly is the second largest town in Prowers County with Lamar being the largest. It is close to the Kansas border and US Highway 50 provides sufficient traffic to support commercial and service uses. Holly has an active downtown area just south of US 50 with a grocery store, drug store, community owned theatre and various other retail outlets.



Historic Holly, Colorado

**Building Statistics:**

YOC: 1900

Size: 12,000± SF

Taxes: \$777.60 (2022)

on two floors

“This property is eligible for HubZone certification. If a company provides services or products that are purchased by the government, they are a preferred provider. Depending on various circumstances, they may compete with other HubZone certified providers or they may be awarded contracts directly with no competition.”

