

LISTED AT  
**\$375,000**



**460 N. COUNTRY CLUB DR.  
COLBY, KS**

### PROPERTY FEATURES

- ACTIVE MOTEL WITH 23 ACTIVE UNITS
- SECURITY CAMERAS
- COULD BE CONVERTED INTO A GREAT APARTMENT COMPLEX
- ON- SITE LIVING QUARTERS OFFERS 3,000 +/- SQ FT
- C-2 ZONING
- LOTS OF GREAT UPDATES ON MANY ROOMS
- LOCATED AT A WELL TRAVELED INTERSECTION OF HWY 24 AND COUNTRY CLUB DRIVE- (COMING OFF I-70 EAST EXIT)
- LAUNDRY ROOM ON SITE



**BigIron**  
REALTY

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**MOLLY J. OLIVER**

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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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Large Upper- Living Area  
with Rear Balcony

Living/Dining: 12' x 33'

Kitchen: 11' x 12' 6"

Bedroom 1: 11' 7" x 11' 4"

Bedroom 2: 11' 6" x 24'

Bath: 11' 6" x 13'

One- Bedroom Rooms- 13

(Avg. Size 11' x 22')

Two-Bedroom Rooms - 10

(Avg. Size 12' x 19')

One Handicap- Accessible room 12' x 21'

One Large room that has 3 Beds, &  
Kitchen. 13' 5" x 26'

There are a few pet- friendly rooms &  
smoking rooms.

There are storage areas  
for supplies, lawn care,  
and extra furniture.

16' x 30' large building that is currently  
used for storage.

AGE:1977

SQ. FT: 38,640

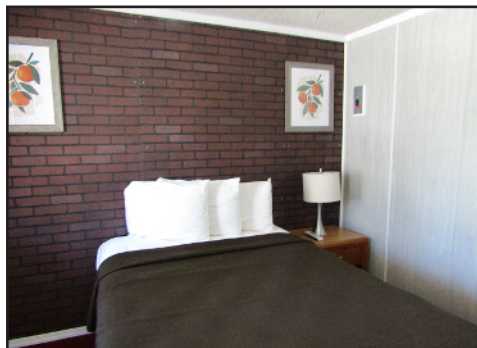
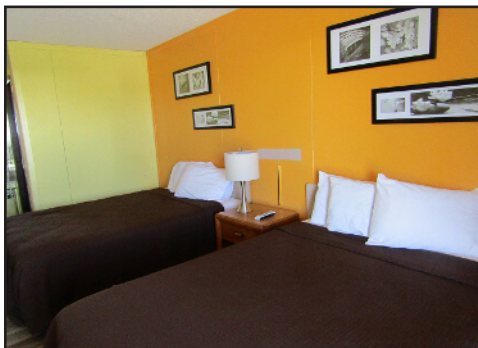
Ask agent for more detailed  
information

2022 TAXES: \$8,881.72/YR

AVG\* CITY BILL: \$1,630/MO

AVG\* GAS BILL: \$143.11/MO

*\*AVG BASED ON CURRENT OWNERS' USAGE*



LEGAL DESCRIPTION: LOTS 1-10 & S2 ADJ VAC ALLEY BLK 122 & LOTS 1-2 & ADJ  
VAC ALLEY BLK 123 IN N. ADD TO THE CITY OF COLBY, THOMAS COUNTY, KANSAS

\*Commercial Business Opportunity

\*Currently operating as motel

\*With the demand and shortage of apartments in Colby, This would be a great Extended Stay Motel OR a conversion for a much needed apartment complex.

\*Great location with well traffic corner

\*Huge lot, perfect for additional expansion or to create common areas for guest

\*Currently being ran 24/7 with sleeping quarters behind office

\*Security Cameras

\*Newer Computer system with updated software for check-in process automated

\*There is a living area behind office for on-site living

\*There is a very large living area on the upper level, which has a large open living area, and two bedrooms, plus large bath. This area also has a balcony to the rear. This could easily be an apartment .Living / dining area 12'x33' Kitchen 11'x12'6" BR 11'7"x11'4" BR 11'6"x24' Bathroom 11'6"x13'

\*There are storage areas for supplies, cleaning items, lawn care and extra furniture pieces that need to be stored.

\*All but three rooms have been updated with updating plumbing, water heaters, etc. The last three will be completed and rent ready by closing.

\*Each room has a micro wave and fridge

\*Laundry area on site, one commercial dryer isn't working (all equipment included) (This area if turned into apartments could be a coin operated laundry for tenants)

\*There is one handi-cap accessible room 12'x21'

\*There are a few rooms that are pet friendly and a couple that are smoking.

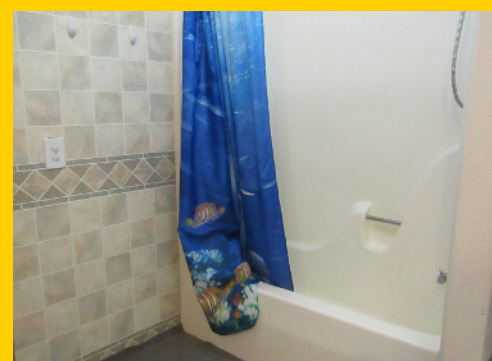
\*The East side rooms have it's own wifi

\*Seller has recently put in a new main water line and now there are shut offs to individual units.

\*East building has electric water heaters and the others are gas

\*Seller does pest control each month

\*16'x30' large building that is currently used for storage. This could be converted to a game room for tenants.





\*There are 10 2 bed rooms

\*There are 13 1 bed rooms

\*There is one large room, that has three beds, kitchen, which also could be an apartment right away, or an extended stay room. Size is 13'5"x26'

\*Seller has newer locks for rooms, but not installed

\*The average size of a one bed room is 11'x22'

\*Average size of two bed rooms is 12'x19'

\*Rent is seasonal per night: Average for 1 bed is \$55 plus tax per night 2 beds \$65 plus tax per night 3 beds \$100 plus tax per night

\*Many companies have contracted long term stays at this motel. Information on that will be obtained from seller.

\*More detailed financials can be available for qualified buyers.

Please note seller has put most profit back into building, and has lived on site during his ownership.

\*Good parking

\*Large lots will allow additional expansion or development of common areas for guest.

