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600 N B ST

Cripple Creek

\$ 1,750,000

IN CRIPPLE CREEK GO WEST ON BENNETT AVENUE TO B STREET GO
NORTH PAST THE HIGH SCHOOL B STREET DEAD ENDS INTO THE
PROPERTY

A WONDERFULL HISTORIC BUILDING ORIGINALLY BUILT AS A HOSPITAL,
NOW AN ELEGANT SMALL HOTEL ON THE EDGE OF THE GAMING TOWN OF
CRIPPLE CREEK, RV SPACES, ADDITIONAL CAMPING SITES , FIVE
ATTACHED MOBILES, AMENITIES ON THE CAMPGROUND, UNLIMITED
POTENTIAL, ALMOST IMPOSSIBLE TO OBTAIN SIMILAR ZONING IN THE
CURRENT PLANNING ENVIRONMENT, CITY WATER AND SEWER. CHECK
OUT /www.cchospitalityhouse FOR MORE PHOTOS

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THE HOTEL BUILDING WAS CONSTRUCTED IN 1901 AS THE TELLER COUNTY HOSPITAL. THE TWO STORY (PLUS BASEMENT) BRICK STRUCTURE COMPRISED ABOUT 9538 SQUARE FEET UNTIL AN ADDITION IN 1992 BROUGHT IT UP TO ABOUT 10,500.00.

BEGINNING AS PART OF THE 1992 REMODEL, THE ELECTRICAL SYSTEM WAS TOTALLY UPGRADED BY 2005. A NEW COMPOSTION SHINGLE ROOF WAS INSTALLED IN 2007. MAIN FLOOR CEILING IS AT 10'6", UPPER STORY IS 11'6". THE PROPANE FUELED BOILER WHICH IS THE MAIN HEAT SOURCE IS LOCATED IN THE UNFINISHED BASEMENT.

OF THE 18 HOTEL ROOMS, 14 HAVE PRIVATE BATHS. GREAT CARE WAS TAKEN TO PRESERVE AS MUCH OF THE AMBIENCE OF THE HOSPITAL AS POSSIBLE DURING THE REMODEL PROCESS. THIS HOTEL PROVIDES A UNIGUE OPPORTUNITY TO ACTUALLY STAY IN AN EARLY 20TH CENTURY HOSPITAL OPERATING ROOM. THERE ARE TWO INTERIOR AND ONE EXTERIOR STAIRWELLS.

THE CAMPGROUND CONSISTS OF 60 GRAVEL SURFACE RV SPACES, 54 ARE FULL SERVICE WITH WATER, SEWER AND ELECTRIC HOOKUPS. 21 OF THE SPACES HAVE 50 AMP ELECTRIC SERVICE. THERE ARE 30 TENT CAMPING SITES, AS WELL AS A DUMP STATION, BATH AND LAUNDRY HOUSE, AND COVERED PICNIC AREA.

THE HOTEL HAS SOME RETAIL AREAS, THERE IS A GAZEBO WHICH ENCLOSES A HOT TUB, Rec Room with WIFI , Pool table and meeting space AND THERE ARE TEN PAVED PARKING SPACES. 5 OLDER MOBILE HOMES FOR USE A SEPARATE LONG OR SHORT TERM RENTALS AND LOCATED ON THE PREMISES.

THE SITE WHICH COMPRISES 20 ACRES MORE OR LESS AFFORDS SPACE FOR EXPANSION OF THE CAMPGROUND, OR FOR CONSTRUCTION OF ADDITIONAL BUILDINGS. THE PROPERTY IS CONNECTED TO THE CITY OF CRIPPLE CREEK'S MUNICIPAL WATER AND SEWER SYSTEMS BUT IS LOCATED JUST OUTSIDE THE CORPORATE LIMITS. ZONING AND OTHER LAND USE MATTERS ARE GOVERNED BY TELLER COUNTY.