



Own Iconic Motel in Greeley, CO

Jarod Clark Realty LLC

2025



Welcome

- 01 Rainbow Motel
- 02 105 N 8th Ave. Greeley, CO 80631
- 03 www.rainbowmotelgreeley.com
- 04 Parcel Number R2787186
- 05 Zoning Code N/Av
- 06 \$1,525,000
- 07 \$95,313/Room



Details

Price \$1,525,000
Price Per Room \$95,313
Sale Type Investment
Property Type Hospitality
Property Subtype Hotel
Building Class C
Lot Size 0.43 AC
Building Size 6,412 SF
No. Rooms 16
No. Stories 2
Year Built/Renovated 1953/2022
Tenancy Single
Parking Ratio 2.5/1,000 SF
Corridor Exterior

Highest and Best Uses

Iconic Motel

The Rainbow, built in 1953, is the only iconic and original motel of its kind within hundreds of miles.

Alternative Uses

The physical plant is ideal for use as corporate housing for Greeley-area businesses, residences for oil project workers, construction crews, students attending local training, or luxury rehab retreat.

Investment

Situated in Greeley's newest area of interest for development and future appreciation.

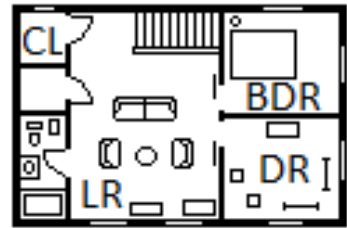


RAINBOW MOTEL

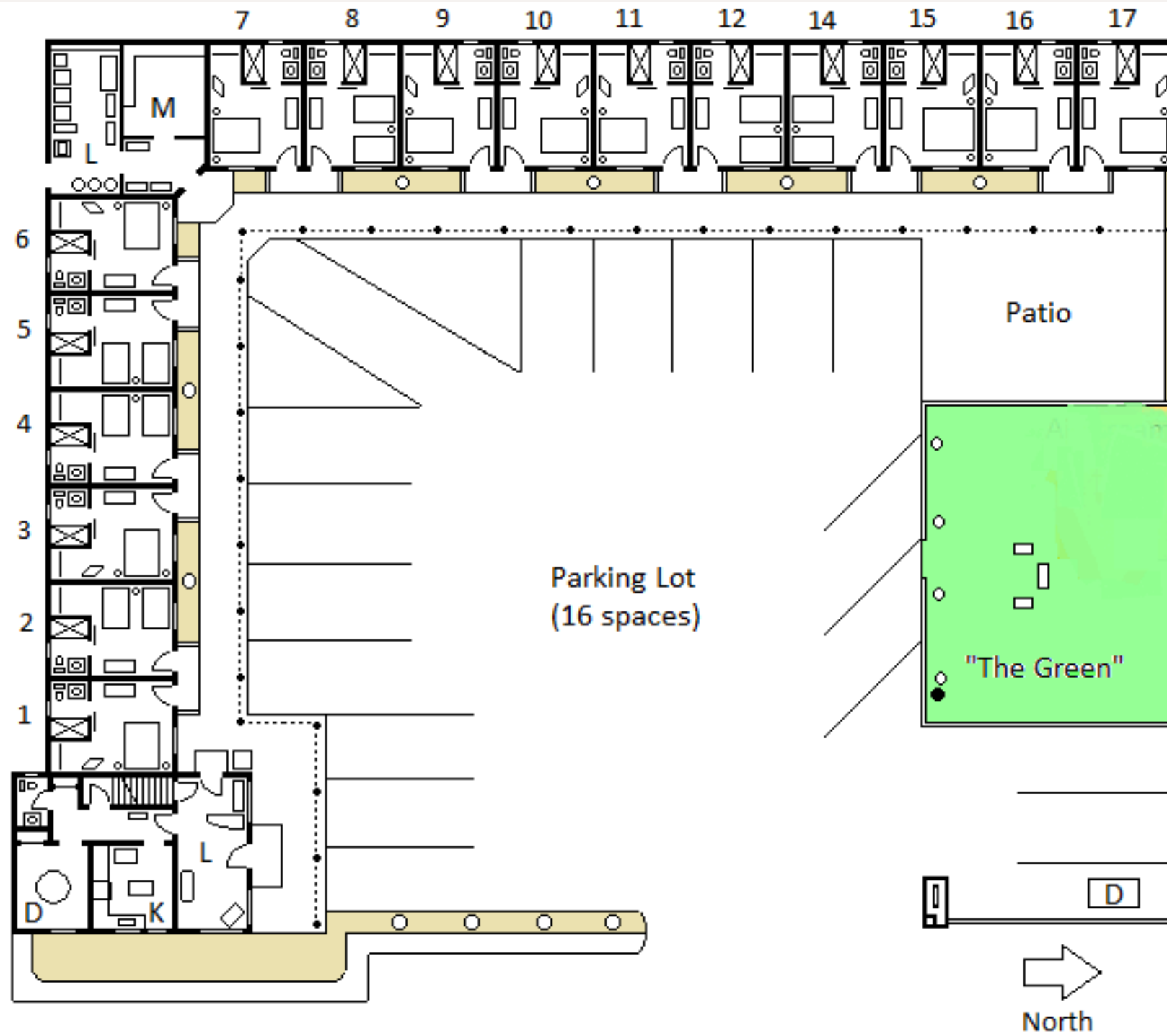
105 N 8th Ave
Greeley, CO 80631

16 unit motel w/ Apt.

2 King Bed
8 Queen Bed
6 2 Double Beds



2nd Floor / Apt



- 16-Room Motel
- \$1,525,000
- 6,412 sq ft
- \$95,313/Guest Room
- **Seller will carry financing to a qualified buyer**
\$575,000 down, 5% for a 5-year term

Property Overview

16 Doors plus Manager's Residence



Residence Overview

The Rainbow offers an expansive manager's residence with all new kitchen and bathroom upgrades in addition to 16 modern guest rooms.

Independent Boutique motel renovated and positioned to capture business entering Greeley from the North and South.

A perfect fit for retiree owners who are not ready to stop adding to their revenues. Millennial and GenX entrepreneurs who want a solid income base to support their other remote tech work understand that owning a motel provides substantial annual income to their portfolios.



Apartment Features

This manager's apartment features thoughtfully modernized living space, suitable for a family.

- 2 Bedrooms
- Fully furnished
- 1 1/2 Baths
- Spacious kitchen, dining and living room
- Remodeled kitchen



- Smart TV with Free Hulu
- Plush Bedding
- New Mini-Split AC/heat
- Unexpected Glamour

Romantic getaway or just the whole darn bed to yourself calls for a king size bed. Our memory foam beds are ultra comfortable and topped off with high thread count linens, a cozy duvet and four delicious pillows. Sleep tight!

The Big Stretch

2 King Bed Rooms



Royal Respite

The Rainbow features 8 queen bed rooms with ultra comfortable beds and high thread-count linens

- Refrigerator
- Keurig Coffee Pot and Coffee Pods
- Wholly Remodeled
- New Carpet



Full of Features

The Rainbow has six double bed rooms, suitable for families traveling

- 2 Full Beds
- Original Art
- Step-in Shower
- Keurig Coffee Pot and Pods
- Refrigerator




Lifestyle Park and Rec Proximity

The Rainbow Motel is located within blocks of two significant parks in Greeley. The **Island Grove Regional Park** at 501 North 14th Avenue where the Weld County Fair, Greeley Stampede and the Greeley Blues Jam take place, is one of the oldest parks in the State of Colorado, established in the late 1860s.

Additionally, this area of Greeley will soon be home to the area's newest park. The 99-Acre **Wake Park and Recreation District** at US 85 and 6th Avenue by Richmark Companies will include ATV and mountain bike trails, open space, a white water park, volleyball courts, pickleball courts, tennis courts, a 75,000 square-foot recreation building, 36,400 square-foot equipment rental building, 1.92 miles of ATV trails, plus 0.46 miles of mountain bike trails.



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