

HOSPITALITY INVESTMENT OPPORTUNITY

21221 Baron Lake Drive | Cedaredge, CO 81413



OVERVIEW

- Established lodging property with opportunities for continued operation
- Well-maintained accommodations designed to serve the public
- High-visibility location with convenient access to area attractions, highways, and amenities
- Multiple guest accommodations with supporting operational infrastructure
- Commercial-grade utilities and infrastructure to support hospitality operations
- Property layout designed to support efficient management and guest experience

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	18	41	129
Daytime Population	16	59	163
Average HH Income	\$66,548	\$57,979	\$63,475
Businesses	2	8	12

FOR SALE: \$1,497,000

SID SQUIRRELL | 970.260.0121 | sid@gjcommercial.com