

Exclusively Listed by Kolding Commercial Brokerage & Investments, Inc.

High performance RV Resort & Cabins

**65120 Old Chipeta Trail
Montrose, CO 81403**



Riverbend RV Resort & Cabins

Peaceful riverside location

Multiple enjoyable nearby recreational activities

Convenience to community amenities

Abundant recent Capital Improvements

Easy access to services and retail

Open year round

Plug and play opportunity

Option for Asset repositioning or expansion

Contact Mat Kolding 720-971-3858

Shaded Pull Thru RV Sites



Back-In Sites



65120 Old Chipeta Trl.
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Riverbend RV Resort



Newer commercial grade Welcoming Office & Commercial grade Laundry Facilities



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Riverbend RV Resort



Guests can choose from 1 of 3 larger Park Model riverfront (2) cabins
Or a quaint setting in 1 of the 3 Rustic cabins



Summary of Site Improvements

The peaceful and expansive 9.76-acre site allows for a multitude of improvements

Existing RV Sites	74 (16 Riverfront & 8 Interior new pour concrete pads) All sites have full hook ups Pedestals are all equipped with 50/30/20 amps. Sites are Individually metered for gas and electric
Tent camping sites	10+/- grassy Uncompahgre Riverside sites
Cabins	3 cabins of 150 SF +/- & 3 park model cabins of 425 SF +/- (2 are riverfront)
Log Home	3 Bedroom with 2.5 bath, 2,798 SF +/- built in 1997 and updated in 2020.
Shop Building	2,392 SF +/- building with concrete apron • Two 8' x 9' drive in overhead doors and one 16' x 12' drive in door • 100 Amps Power • Built 1997 • Mezzanine storage area • Tool & equipment room

The following improvements were built ground up in 2020

Welcoming office	1,672 SF +/- commercial grade construction
Apartment	817 SF +/- 1Bedroom + 1Bath nicely appointed unit with patio and grill built
Common Restrooms	High quality men's and women's with 4 private showers and stalls in each
Laundry facilities	Equipped with 5 sets of commercial grade washers and dryers and a folding station
Picnic Shelter	288 SF +/- canopy structure with common grill and seating
City Water & Sewer	The owner installed a high capacity grinder and pump system connecting the property to the municipal sewer system. An exceptional improvement as compared to many RV parks which require regular septic tank and leach field maintenance.
Off Leash area	There is a convenient centrally located off leash area allowing 4 legged family members some playful freedom on property.
Secure Entrance	Vehicular access to the property is restricted to invited guests which is controlled by the electric gate and access code key pad.



Neighboring Amenities

- Situated along the Uncompahgre River
- OHV access to the Electric Hills Trailhead of the Uncompahgre National Forest via Chipeta Rd. (8 Mile / 15 Minute Drive)
 - 126 mile Rimrocker Trail to Moab
 - 100's of off road trails
 - Millions of acres of public lands
- Direct access to the roughly 2.4 mile Uncompahgre River Walk Trail
- Directly adjacent the Chipeta Lake Park which provides a Birding Trail and a fishing pond
- A short drive to the Montrose Water Sports Park. A 1,000 Foot river channel
- Roughly 1.5 mile drive to either Target or Walmart
- Black Canyon Golf Course and Montrose Golf Course offer nearby public access

Offering Summary

The Riverbend RV Resort and Cabins Asset represents the opportunity to acquire a truly exceptional property that is atypical of many RV communities.

This year-round operation is a well-situated asset that gives convenient access and the thoughtful site plan provides easy accommodation for guests who can navigate to their reserved site with or without the assistance of welcoming staff. Current management prefers to greet guests and upon being welcomed to the property, they are treated to a free coffee station and provided a brief orientation to the property amenities. The staff is available to assist with any questions related to hooking up or to their stay in the area as they are comfortably guided to their reserved site.

The park has been meticulously maintained and updated over the past 6 years with an eye towards longevity of infrastructure. Parts are replaced with quality materials and workmanship.

The construction of recent improvements along with an approved site plan for park expansion lay the groundwork for a new owner to either plug and play the existing operation or take it to the next level with an expansion to 100 sites. The park is an approved USE BY RIGHT and as such will not be subject to potential restrictions that could be imposed by County or City agencies that may restrict or hinder owners from park expansions or changes.

The property is surrounded by nearby conveniences or a variety of restaurants for those travelers wishing to get out on the town a bit.

The operation is staffed for 2026 with 4 camp couples. The existing CampSpot system is in place and fully functional. Guest reservations for the year are continuing to fill beyond 2025 performance. This opportunity is waiting!

www.riverbend-rvpark.com



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