

CENTURY 21 COMMERCIAL[®]

OFFER MEMORANDUM

118 6th Ave. Ouray, CO 81427



Daniel Bishop

Real Estate Broker

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CENTURY 21 Elevated Real Estate

330 Grand Ave, Unit A

Grand Junction, CO 81501

970.257.0500

PROPERTY OVERVIEW

118 6TH AVE
OURAY, CO 81427

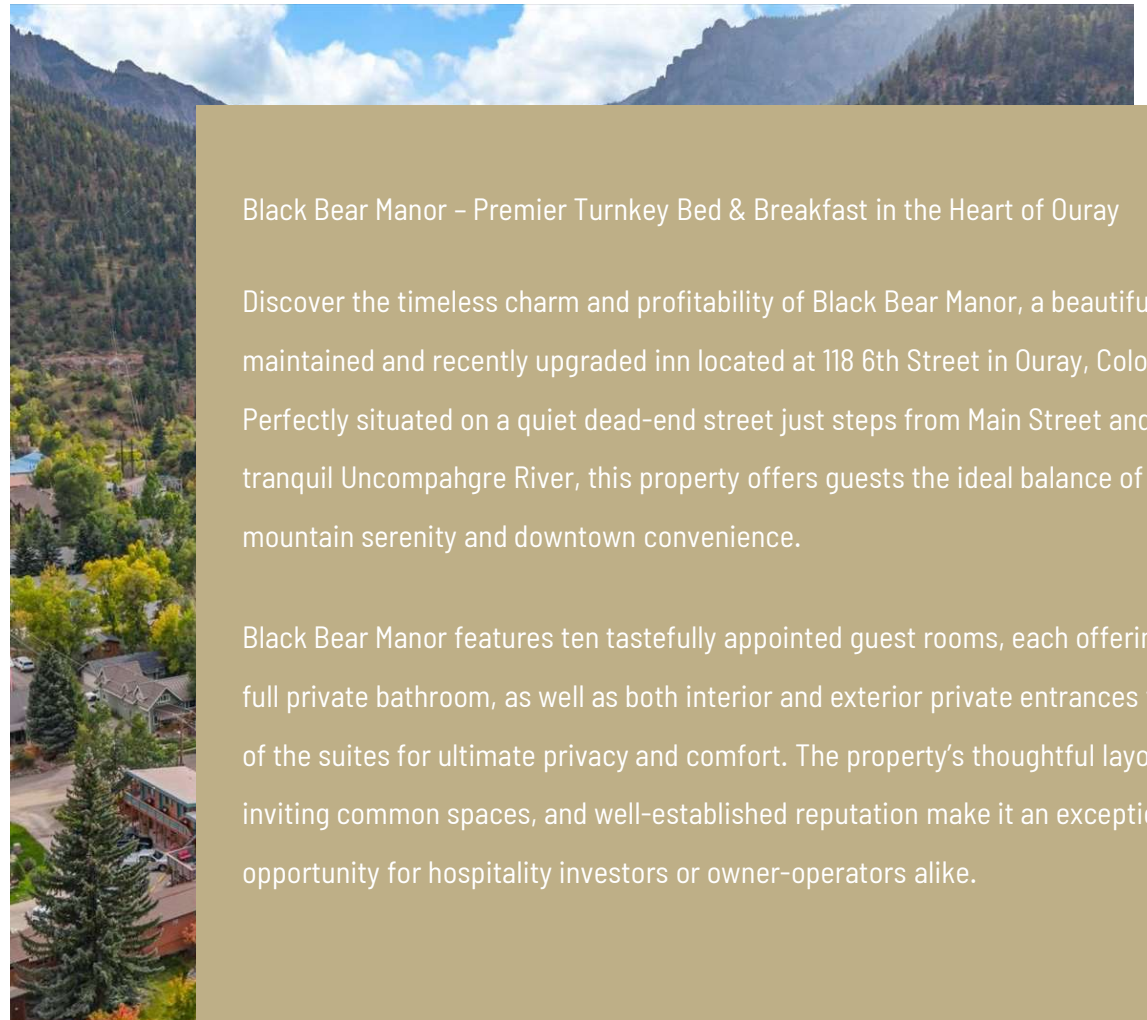


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Black Bear Manor – Premier Turnkey Bed & Breakfast in the Heart of Ouray

Discover the timeless charm and profitability of Black Bear Manor, a beautifully maintained and recently upgraded inn located at 118 6th Street in Ouray, Colorado. Perfectly situated on a quiet dead-end street just steps from Main Street and the tranquil Uncompahgre River, this property offers guests the ideal balance of mountain serenity and downtown convenience.

Black Bear Manor features ten tastefully appointed guest rooms, each offering a full private bathroom, as well as both interior and exterior private entrances for 9 of the suites for ultimate privacy and comfort. The property's thoughtful layout, inviting common spaces, and well-established reputation make it an exceptional opportunity for hospitality investors or owner-operators alike.



PROPERTY SUMMARY

118 6TH AVE
OURAY, CO 81427

OFFERED AT \$2,950,000 | 8.7% CAP RATE

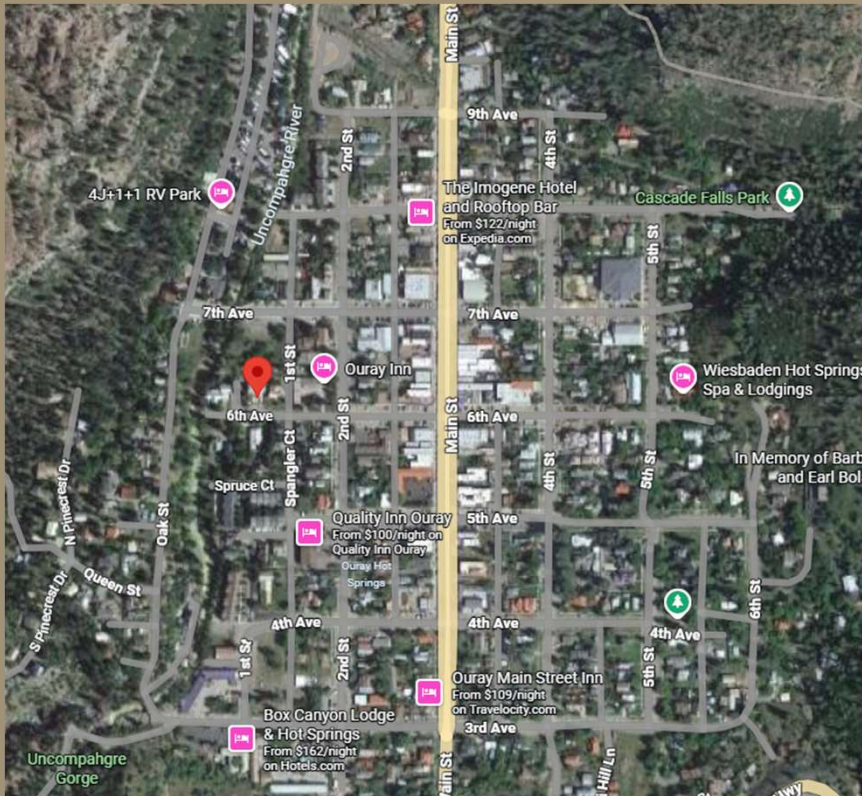


Significant capital improvements have been completed, ensuring the inn is in top condition and ready for continued success.

Highlights Include:

- New Trex decking and balconies throughout the property
- Exterior fully repainted for a fresh, inviting curb appeal
- Complete transformation of Room 1 into a luxurious honeymoon suite, featuring a fully gutted and remodeled bedroom and bathroom
- Two new staff lodging rooms added (one behind the kitchen and one behind the observatory, the latter fully gutted and remodeled)
- Full remodel of the observatory, with all new paint, carpet, furniture, and removal of the former bar setup
- Kitchen Remodel
- Outdoor sitting area fully remodeled, featuring a new fountain installation
- Upgraded furniture, décor, and supplies throughout
- Parking lot regraded and improved for proper drainage
- Roof rebuilt over hot tub
- Backhoe and drainage work completed around the property
- Window and windowsill repairs, along with fresh paint and new carpet in multiple units
- Dining room enhancements, including new countertops and furniture
- New tool shed constructed for additional storage
- New ceiling fans, refreshed paint in several rooms, and bathroom upgrades

LOCATION

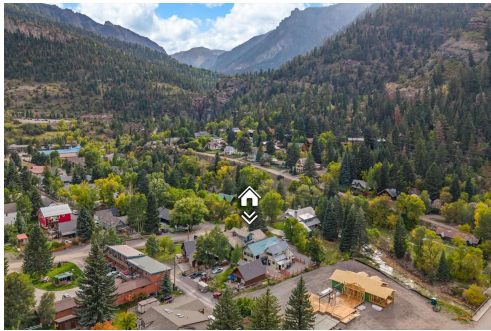


Nestled at the end of a quiet street yet just off Main Street, Black Bear Manor offers the best of both worlds – peaceful riverside ambiance with walkable access to dining, shopping, and attractions in Ouray’s charming historic district. Guests are treated to the soothing sounds of the river and breathtaking mountain views that define the “Switzerland of America.”



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FINANCIALS



ACCOUNTS	Oct 01, 2024 to Sep 30, 2025
Income	
Sales	\$2,822.96
Sales - Lodging	\$409,119.02
Total Income	\$411,941.98
Cost of Goods Sold	
Commissions Paid	\$13,784.96
Total Cost of Goods Sold	\$13,784.96
Gross Profit	\$398,157.02
Operating Expenses	
Advertising & Promotion	\$244.18
Appliances	\$569.08
Bank Service Charges	\$4.88
Business Licenses & Permits	\$50.00
Computer – Internet	\$2,156.35
Computer – Software	\$1,818.85
Dues & Subscriptions	\$444.76
Food	\$26,760.31
Guest Amenities	\$860.00
Liquor	\$3,585.79
Ouray LOT (lodging) Tax	\$13,172.13
Office Supplies	\$849.68
Credit Card Payment Processing Fee	\$14,890.49
Postage & Delivery	\$151.84
Sales Tax	\$33,228.29
Supplies	\$17,744.00
Trash Removal	\$2,131.78
Utilities	\$20,900.95
Total Operating Expenses	\$139,563.36
Net Profit	\$258,593.66

ACCOUNTS	2026 Projections
Income	
Total Income	\$452,714.50
Cost of Goods Sold	
Commissions Paid	\$13,536.47
Total Cost of Goods Sold	\$13,536.47
Gross Profit	\$439,178.03
Operating Expenses	
Advertising & Promotion	\$1,214.88
Bank Service Charges	\$38.00
Business Licenses & Permits	\$91.25
Computer – Internet	\$45.10
Computer – Software	\$1,710.39
Dues & Subscriptions	\$503.80
Food	\$29,048.26
Liquor	\$2,982.02
Ouray LOT (lodging) Tax	\$14,045.88
Office Supplies	\$229.89
Credit Card Payment Processing Fee	\$14,317.21
Postage & Delivery	\$99.54
Printing and Reproduction	\$1,431.06
Sales Tax	\$37,659.14
Supplies	\$12,350.32
Trash Removal	\$1,563.99
Utilities	\$20,319.89
Total Operating Expenses	\$127,198.31
Net Profit	\$311,979.72

INVESTMENT FLEXIBILITY

Black Bear Manor presents an ideal opportunity for either an owner-operator looking to live on-site and maximize profitability, or for an investor seeking a passive income stream by employing professional management. With a proven track record, a strong CAP rate, and a loyal guest base, this turnkey operation is ready to deliver returns from day one.



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QUESTIONS?



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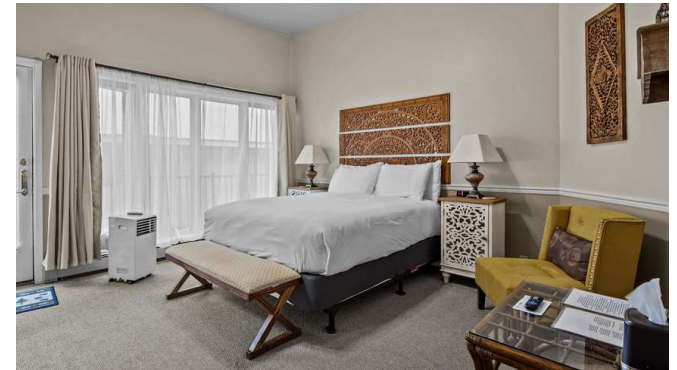
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