

3658 ICE CAVES RD

Ramah, NM 87321



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

FOR SALE



Turn-Key B&B, Restaurant,
Retreat & Lodge Investment
Opportunity



AVAILABLE SPACE:
+- 4998 SF
3.1 Acres



SALE PRICE:
\$850,000

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

3658 ICE CAVES RD | 2



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PORTFOLIO OVERVIEW

Hospitality & Restaurant Improvements

- 60-Seat Restaurant & Full Bar
- Small Performance Stage / Live Music Venue
- Ideal for Dining, Private Events, Weddings & Community Gatherings
- All FF&E Included
 - Pizza oven
 - Refrigeration
 - Tables & chairs
 - Bar equipment
 - Restaurant furnishings

Lodging & Retreat Features

- Private Owner's Suite / Airbnb
- Updated Kitchen, Living Room & Bedroom
- Private Balcony with Scenic Views
- Upper-Level Multi-Use Retreat Room
 - 3/4 Bathroom
 - Ideal for Group Therapy, Workshops & Wellness Retreats
 - Additional Lodging Conversion Potential

RV & Outdoor Hospitality Income

- 7 RV Sites with Water & Electric
- 3 Owned RV Units
- Short-Term Rental / Airbnb Income Potential
- BBQ / Picnic & Outdoor Guest Gathering Areas
- Exceptional Dark-Sky Stargazing Environment

Second Building / Flexible Use

- 4 Workshop / Shop Space
- Ideal for Woodworking / Equipment Maintenance
- Storage & Operational Support Space
- Elevated 40' x 14' Balcony / Outdoor Stage Structure
- Covered Outdoor Gathering Space

Expansion & Land Use Potential

- Rear Acre for Festival/ Concert Use
- Outdoor Stage Events
- Retreat Gatherings
- Agricultural / Farming Use
- Horse Stables / Animal Facilities
- Multi- Use Commercial Expansion Potential

Utilities & Infrastructure

- Well & Septic
- Leased Propane
- Electricity On Site
- Reliable Internet & Cell Coverage
- Radiant Floor Heating Upstairs
- Pallet Stove Heating Downstairs

Recreation & Tourism Drivers

- Adjacent to Cibola National Forest
- Located in Game Management Unit 12
- Strong Hunting Tourism Access
- Elk, Mule Deer, Bear & Turkey Access
- Near El Morro National Monument
- Near Ice Caves & Bandera Volcano

Demographics (5-Mile Radius)

- Population: 816
- Average Household Income: \$88,460
- Daytime Employees: 286



PROPERTY HIGHLIGHTS

- ±4,998 SF (Buyer to Verify)
- ±3.1 Acres
- Commercial Zoning
- Frontage on Highway 53 / Ice Caves Rd
- ±1,082 VPD Traffic Count
- Dedicated Turn Lane Access
- Ample On-Site Parking
- Highly Private Setting in El Morro Valley

BUSINESS SUMMARY

3658 ICE CAVES RD | 3

Located in the scenic **El Morro Valley** within the **Ramah Navajo region** of western New Mexico, this **±4,998 SF** commercially zoned property on **±3.1 acres** presents a rare **turn-key hospitality, restaurant, retreat, and outdoor recreation investment opportunity** along **Highway 53 / Ice Caves Road (±1,082 VPD)** with **excellent frontage, a dedicated turn lane, ample on-site parking, and exceptional privacy**. The property is being offered with **all FF&E, including pizza oven, refrigeration, tables, chairs, bar equipment, and restaurant furnishings**, creating immediate potential for hospitality or event-driven operations. The **front building** serves as the primary hospitality hub, featuring a **60-seat restaurant and bar area with a small performance stage**, ideal for **destination dining, live music, community events, and private venue use like weddings**. The upper level includes a **spacious multi-use meeting and retreat room with ¾ bathroom and balcony access overlooking the valley**, perfectly suited for **group therapy sessions, wellness retreats, workshops, small group activities, or additional lodging conversion**, while a **separate private owner's suite / Airbnb with updated kitchen, living room, bedroom, and private balcony** offers on-site living or added rental income. Between the front and rear buildings, the property offers **7 RV sites with water and electricity hookups, including 3 owned RV units currently positioned for Airbnb or short-term lodging use**, complemented by **BBQ/ picnic areas, and outdoor guest gathering space that enhances the retreat-style atmosphere**.

The **second building** provides exceptional flexibility, with the **front portion configured as a multi-purpose workshop / shop space suited for woodworking, equipment maintenance, storage, or support operations**, while the **rear portion opens to an elevated 40' x 14' stage/ balcony structure that covers outdoor space below**, naturally flowing into the expansive **rear acre** of land. This additional acreage offers significant upside for **festival and concert use, outdoor stage events, primitive camping, retreat gatherings, farming, agricultural operations, horse stables, or animal facilities**, allowing for a wide range of expanded commercial uses. The property also benefits from **well and septic systems, leased propane, electricity, reliable internet and cell service, radiant floor heating upstairs, pellet stove heat downstairs, and a remarkable dark-sky environment known for exceptional stargazing**, making it highly attractive for retreats, tourism, and experiential hospitality concepts. Positioned adjacent to **Cibola National Forest within Game Management Unit 12**, the property offers strong upside through **outdoor recreation and hunting tourism**, including opportunities to host **elk, mule deer, bear, and turkey hunting groups**, with potential guided hunt packages generating substantial seasonal revenue. With **5-mile demographics including ±816 residents, average household income of \$88,460, and ±286 daytime employees**, combined with steady tourism traffic visiting nearby **El Morro National Monument and the Ice Caves & Bandera Volcano**, this offering presents a **unique opportunity to acquire a highly private, multi-structure hospitality destination with multiple income streams and significant expansion potential in one of New Mexico's most scenic and recreation-rich regions**.



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AIR B&B SUITE

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EVENT SPACE

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RESTAURANT

3658 ICE CAVES RD|6



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RV PARK

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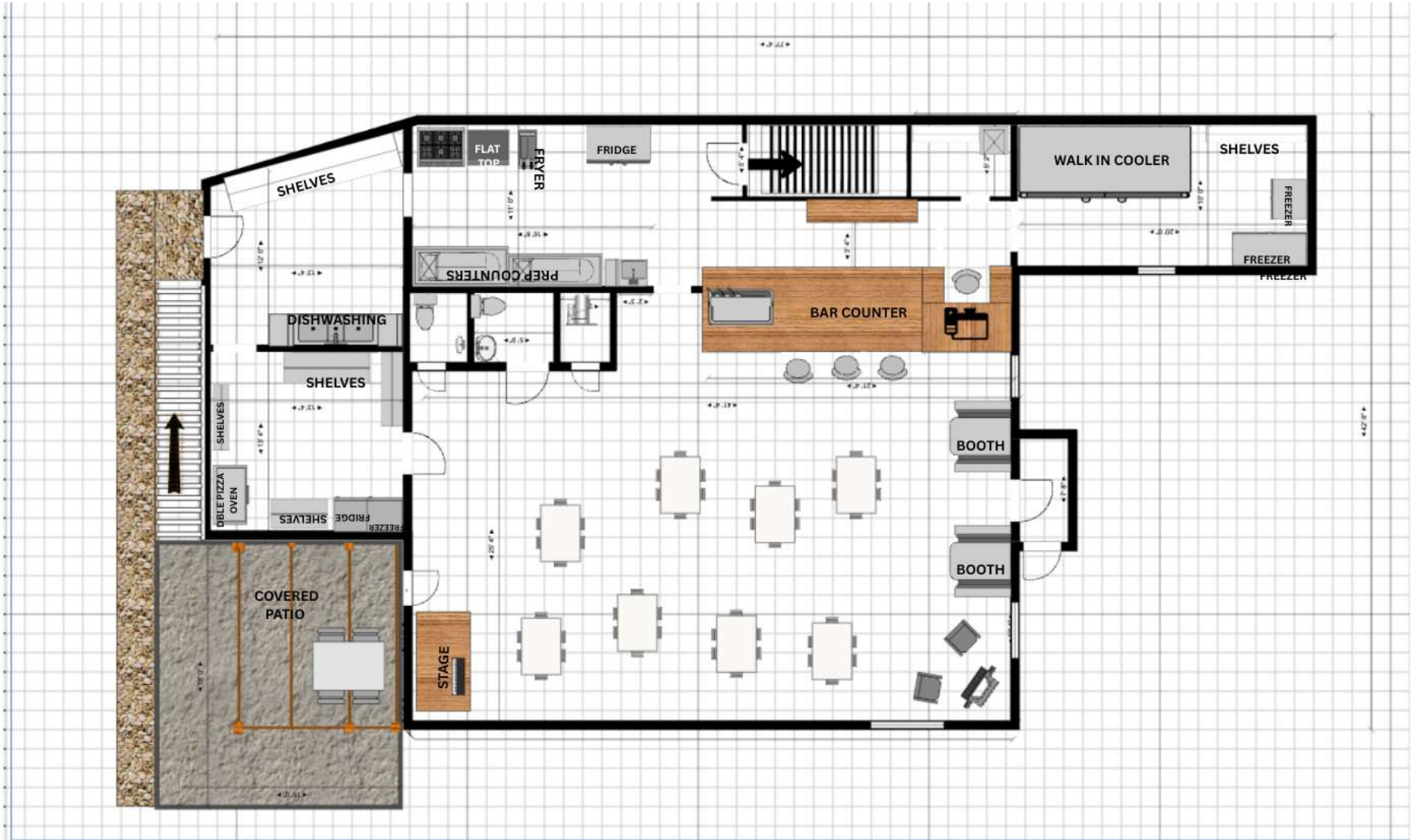


FLOOR PLAN

3658 ICE CAVES RD|8



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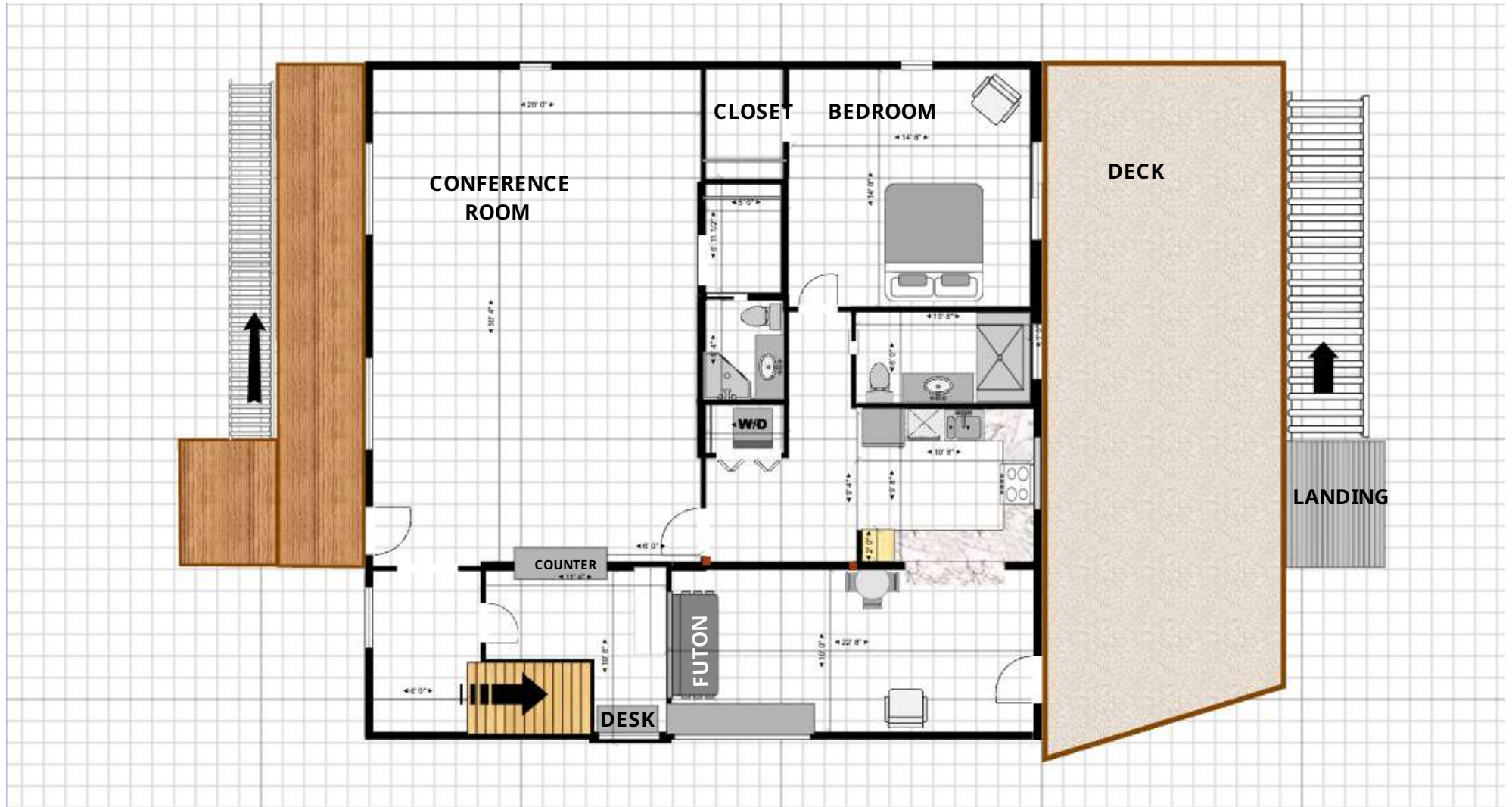


FLOOR PLAN

3658 ICE CAVES RD | 9



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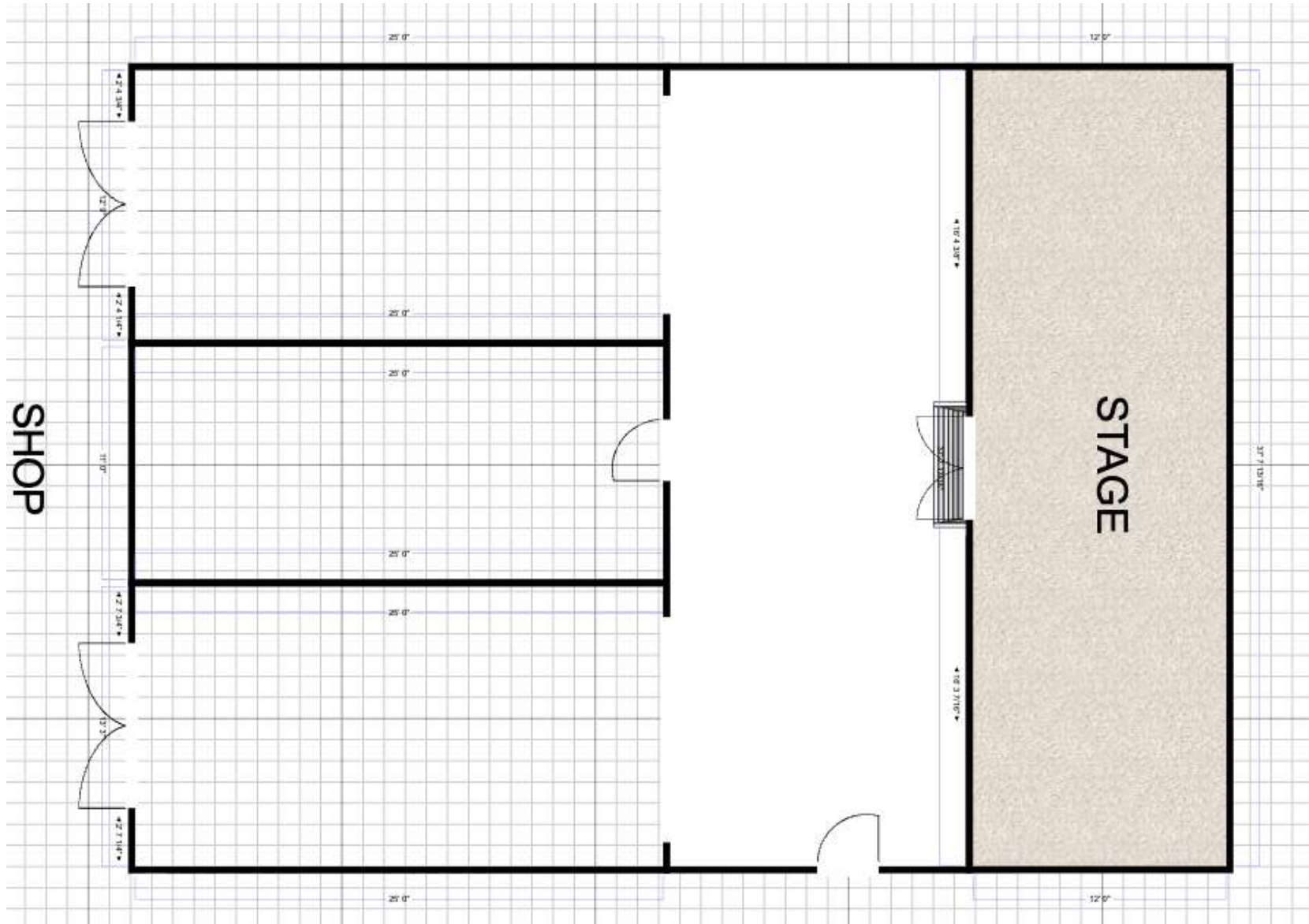


FLOOR PLAN

3658 ICE CAVES RD | 10



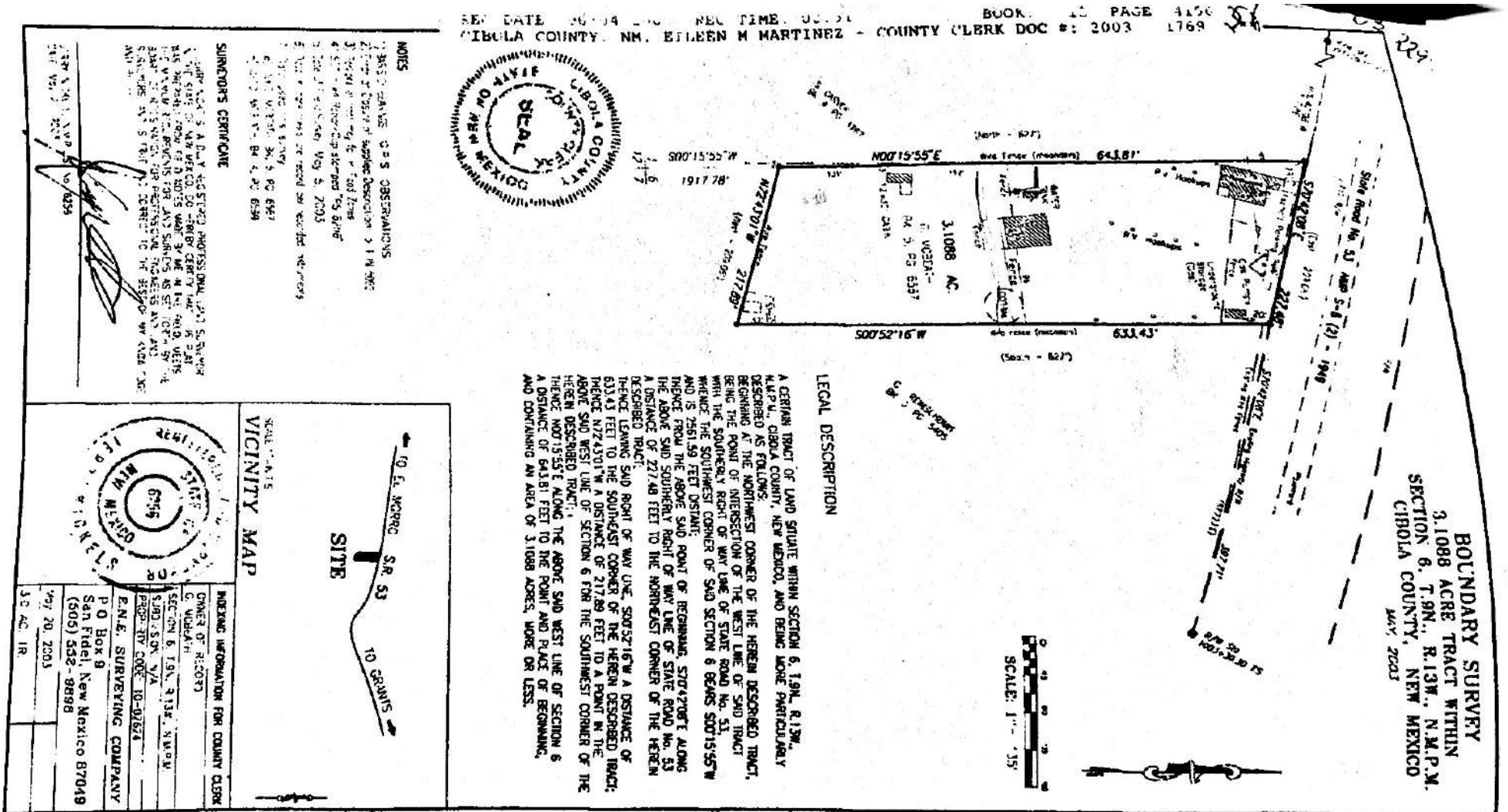
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SURVEY

3658 ICE CAVES RD | 11

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SITE OVERVIEW

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LOCATION OVERVIEW

3658 ICE CAVES RD | 13



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AREA OVERVIEW

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RAMAH

Ramah, New Mexico is a hidden gem in western **New Mexico** known for its striking blend of high-desert landscapes, mountain forests, and rich cultural history, offering a setting that feels both remote and deeply connected to some of the region's most significant natural and historical landmarks. Sitting at an elevation of roughly 7,000 feet, the area enjoys cooler temperatures and expansive views of sandstone cliffs, rolling hills, and pine-covered terrain, creating an ideal environment for those seeking privacy, recreation, or long-term land investment. Ramah is uniquely positioned near several notable attractions, including **El Morro National Monument**, where centuries-old petroglyphs and inscriptions are carved into massive sandstone formations, and the **Cibola National Forest**, which provides endless opportunities for hiking, camping, hunting, and outdoor exploration. The surrounding region is also influenced by the cultural presence of the **Zuni Pueblo** and the **Ramah Navajo** community, adding depth and authenticity to the area's character. Just a short distance away along **Ice Cave Road** lies one of New Mexico's most fascinating and rare natural features, the Ice Cave and **Bandera Volcano**, located within the dramatic volcanic terrain of **El Malpais National Monument**, often referred to as the "**Land of Fire and Ice**." This area showcases a remarkable geological contrast where ancient lava flows, rugged black rock landscapes, and underground lava tubes stretch for miles, while the Ice Cave itself maintains ice year-round due to its unique natural insulation, creating a stunning blue-green frozen formation even during the hottest summer months. Nearby, the Bandera Volcano stands as one of the best-preserved cinder cone volcanoes in the continental United States, offering visitors the chance to hike to its crater and experience firsthand the scale of volcanic activity that shaped the region thousands of years ago. Together, these features create a powerful draw for tourism, education, and recreation, bringing consistent visitor traffic and interest to the area while enhancing the value of surrounding properties. With its rare combination of scenic beauty, geological significance, cultural richness, and proximity to well-known natural attractions, the Ramah and Ice Cave Road area presents a unique opportunity for buyers and investors looking for land that offers not only space and privacy, but also a strong sense of place and long-term appeal.

