

GUEST RANCH / MOUNTAIN RETREAT FOR SALE

11957 State Highway 7,
Allenspark, CO 80510



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LOT SIZE:	20.22 Acres
YEAR BUILT:	1953 - 2007
BUILDING SIZE:	14,824 SF
MARKET:	Estes / Denver
SUBMARKET:	Boulder County
PRICE / SF:	\$195.63

PROPERTY OVERVIEW

14,824 sqft Lodge/Resort Established in 1953, The beautiful and historic Lane Guest Ranch in Allenspark, located thirteen miles south of Estes Park and 67 miles from Denver, is the perfect mountain retreat! This picturesque mountain resort, situated on over 20 acres with amazing views of Mount Meeker in Rocky Mountain National Park, can accommodate 60 guests and the staff to serve them. The property boasts 25 cabins and a fully equipped commercial kitchen with a restaurant and bar in the main lodge. The outdoor poolside café, hot tub, and sauna area have 2nd and 3rd generation guests coming back for over 60 years!

PROPERTY HIGHLIGHTS

- 14,824 sqft Lodge/Resort
- 25 Cabins Plus Horse Corral & Tack Room, Staff Dorms, Swimming Pool with Hot Tub Cafe, Sauna & Massage Room, Fitness Center, Gift Shop, Kids Camp, & Main Lodge including Fully Equipped Commercial Kitchen, Restaurant & Bar.
- 2 Dining rooms & 2 Patios for outdoor dining.
- Includes Water Rights
- Well & Septic System in place - Water filtration plant on site
- 5 commercial vans and a pickup truck Included
- Includes horse corrals in the meadow, fully equipped tack room for horseback riding and instruction.

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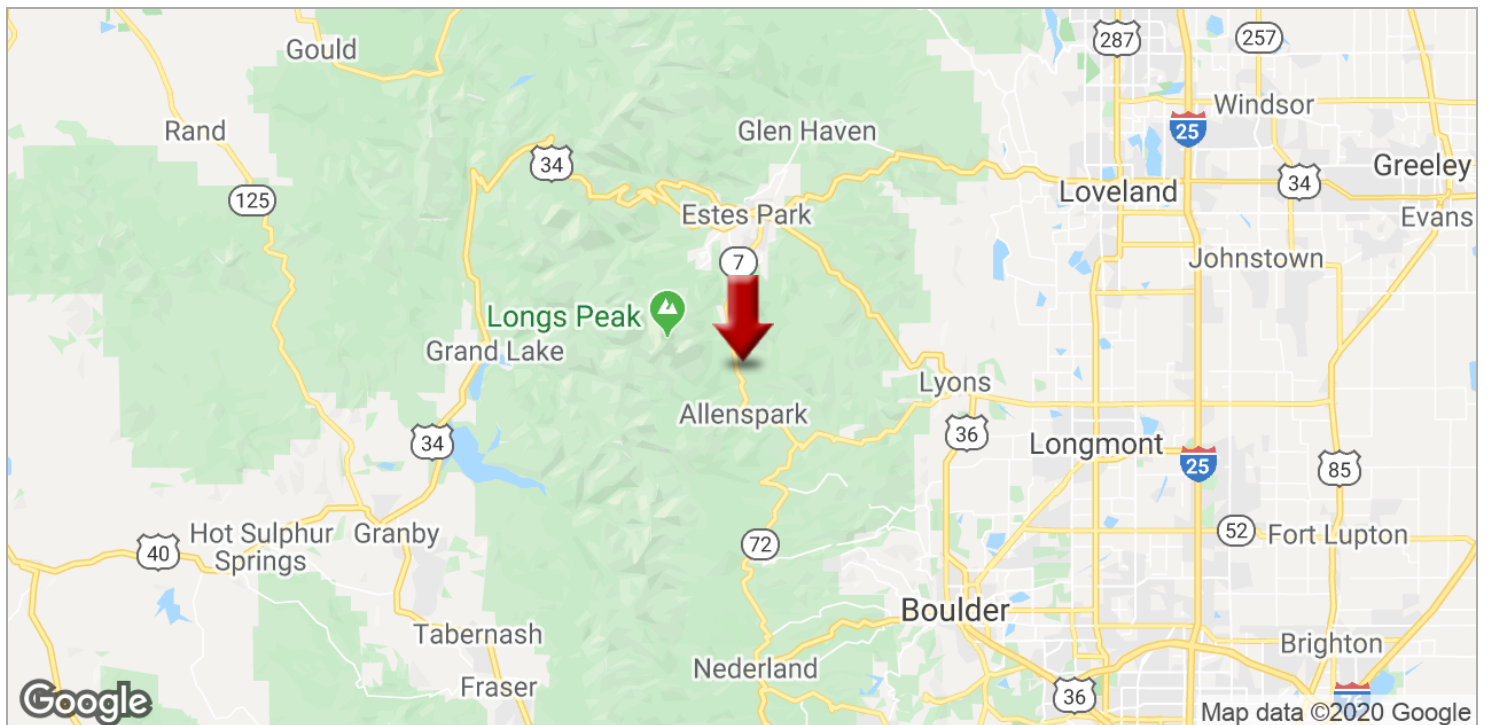
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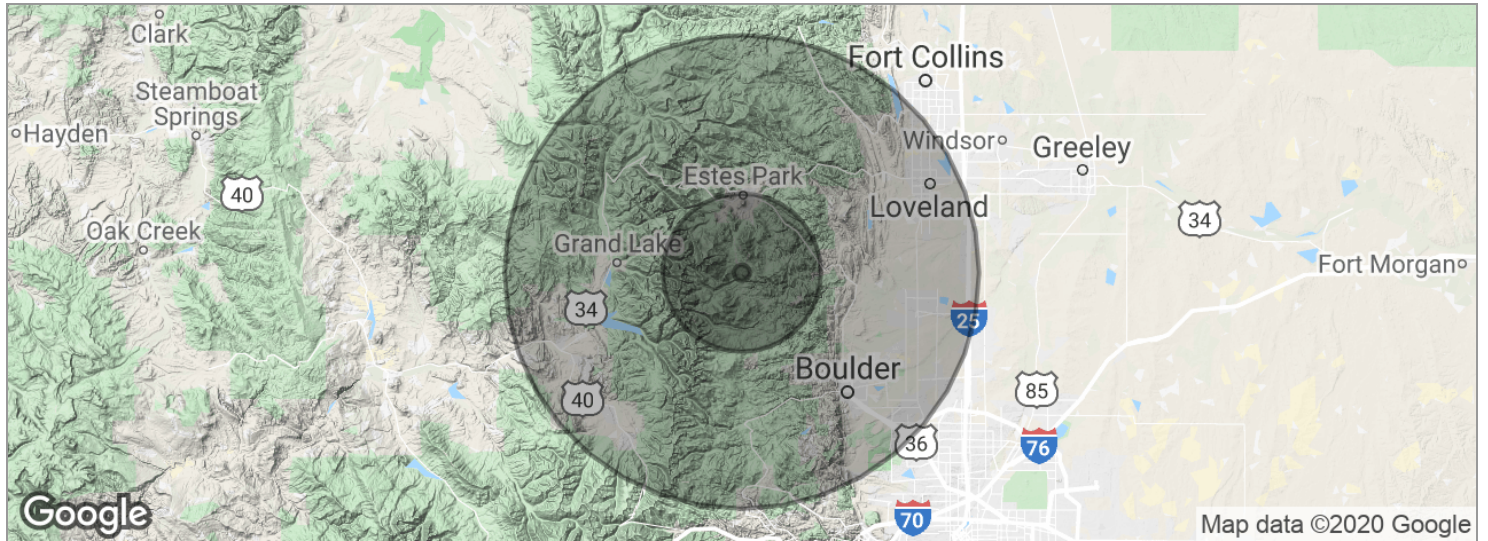
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	14	10,159	323,920
Median age	55.6	50.0	38.1
Median age (male)	56.1	50.3	37.6
Median age (Female)	53.9	49.5	38.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	7	4,725	135,151
# of persons per HH	2.0	2.2	2.4
Average HH income	\$78,706	\$81,889	\$86,519
Average house value	\$436,466	\$445,397	\$432,971

* Demographic data derived from 2010 US Census

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