

# 1872 Inn

603 Yellowstone Avenue,  
West Yellowstone, MT 59758

## FOR SALE

BOUTIQUE LODGE  
FEATURING 18  
EXQUISITELY  
APPOINTED ROOMS

Asking Price: \$5,450,000

Cap Rate: 9.69%

Additional features:  
1,400 SF shop/warehouse  
storage space

# WCCR

West Coast Commercial Realty

  
**Windermere**  
REAL ESTATE



# 1872 Inn

603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE

**1872 Inn** is West Yellowstone's only premier adult-exclusive lodging property. This boutique lodge features 18 exquisitely appointed rooms, a sauna, fitness room, and upgraded furnishings throughout. The property is situated on Yellowstone Ave, blocks from the West Entrance to the World's first national park and in close proximity to shops, dining, and entertainment that this charming Montana town has to offer. In 2017, the property was taken down to the studs and completely reimaged to feel distinctly Montana. Touches of luxury in each guest room include a fireplace, double showers, dual vanities, local custom hand-made furniture, towel warmers, his and hers bathroom amenities, separate water closet, Keurig coffee makers, robes, and slippers which make this a truly unique lodging experience in West Yellowstone.



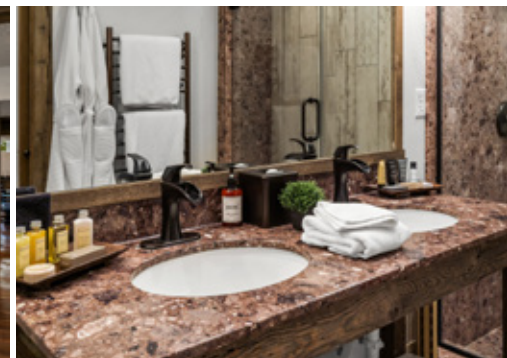
WCCR

# 1872 Inn

603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE

## • INTERIOR PHOTOS •



# 1872 Inn

603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE

## • EXTERIOR PHOTOS •



# 1872 Inn

603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE



## HISTORICAL HOTEL OCCUPANCY BY MONTH

Month	2019	2020	2021	2022	2023
January	0%	0%	0%	0%	0%
February	0%	0%	0%	0%	0%
March	0%	0%	0%	0%	0%
April	0%	0%	0%	0%	0%
May	56.58%	0%	47.4%	22%	34.29%
June	71.48%	39.62%	95.72%	62%	78.15%
July	80.36%	90.86%	94.09%	58%	93.45%
August	76.00%	89.25%	86.38%	68%	91.80%
September	82.62%	96.10%	92.41%	80%	89.62%
October	5.00%	46.57%	34.29%	10%	22.45%
November	0%	0%	0%	0%	0%
December	0%	0%	0%	0%	0%

# 1872 Inn

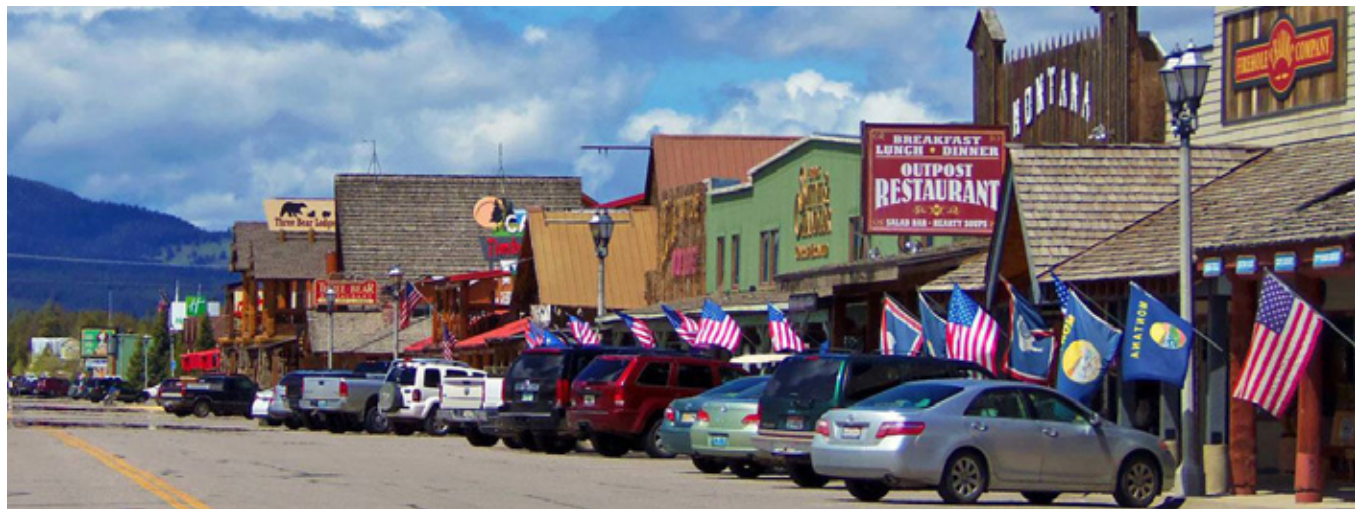
603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE

## WEST YELLOWSTONE

West Yellowstone is a town in southern Montana. It's a gateway to Yellowstone National Park, known for the huge Old Faithful geyser and the Grand Canyon of the Yellowstone. The park is home to wildlife like elk and bison. In town, the Grizzly and Wolf Discovery Center offers the chance to get close to bears and wolves. Housed in an old train depot, Yellowstone Historic Center traces local history and transportation.

We all know Yellowstone National Park is a world-class destination, but there are plenty of interesting and entertaining things to do just outside the western entrance. From historical attractions to wildlife viewing, hiking and fishing to indoor gun ranges, and even classic theater entertainment, the quaint town of West Yellowstone is an attraction all by itself.



# 1872 Inn

603 Yellowstone Avenue ♦ West Yellowstone, Montana 59758

# FOR SALE

## YELLOWSTONE PARK

West Yellowstone, Montana is the western gateway to Yellowstone National Park. The west entrance is open to regular vehicle traffic from late April to early November. It then closes to all vehicles until mid-December. December 15 through March 15 is a season of guided over-the-snow travel on snowmobiles and snow coaches. The west entrance closes to vehicles on March 15 until a season of bicycle-only travel in early April and opens again to regular vehicles in late April.

Yellowstone National Park is the flagship of the National Park Service and a favorite to millions of visitors each year. The park is a major destination for all members of the family. By driving the grand loop road, visitors can view the park from the comfort of their vehicle and also take a rest at one of the many roadside picnic areas. For the active visitor, the park has thousands of miles of trails from day hikes to back-country explorations. The main attractions are all located on the grand loop road and here are some of the top reasons to visit the park.

## World's First National Park

- 2,219,789 acres (Larger than Rhode Island and Delaware combined)
- Wildlife - 7 species of ungulates (bison, moose, elk, pronghorn), 2 species of bear and 67 other mammals, 322 species of birds, 16 species of fish and of course the gray wolf.
- Plants - There are over 1,100 species of native plants, more than 200 species of exotic plants and over 400 species of thermophiles.
- Geology - The park is home to one of the world's largest calderas with over 10,000 thermal features and more than 300 geysers. It has one of the world's largest petrified forests. It has over 290 waterfalls with the 308' Lower Falls of the Yellowstone River as its showpiece.
- Yellowstone Lake is the largest (132 sq. mi.) high altitude (7,732') lake in north america.
- 9 visitor centers
- 12 campgrounds (over 2,000 campsites)



Jaxson Maurer

jaxson@wccommercialrealty.com

(425) 375-3550  
www.wccommercialrealty.com  
www.windermereonmain.com

**WCCR**  
West Coast Commercial Realty

**Windermere**  
REAL ESTATE

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

MEMBER OF  
SITE SOURCE  
BY THE MOUNTAIN GROUP

CBA

ICSC

CoStar