

EXCLUSIVE INVESTMENT OPPORTUNITY

Brynwood on the River - Estes Park

710 Moraine Ave., Estes Park, CO



RARE 5-ACRE RIVERFRONT PROPERTY IN THE HEART OF ESTES PARK

Surrounded by stunning Rocky Mountain views.

Minutes from Rocky Mountain National Park.

Thom Widawski, CCIM | Verus Commercial, Inc. | Estes Park CO | 970-586-2448





Brynwood on the River

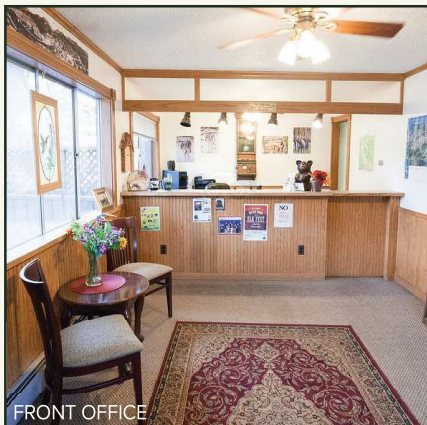
offers a unique investment opportunity in Estes Park, one of Colorado's most sought-after destinations.

The property combines historic charm with modern convenience, featuring direct riverfront access, breathtaking mountain views, and prime proximity to downtown Estes Park and Rocky Mountain National Park.

Sale Price: \$5,595,000



MANAGER'S QUARTERS



FRONT OFFICE



CABIN

Property Highlights

- 5.06 Acres
- Approximately 500' of Frontage on Big Thompson River
- Zoned "A" Accommodations, allowing for additional units to be built.
- 16 Rustic Cabins
9 River Cabins
7 Theme Cabins
- 10 Motel Units
Affordable lodging option with easy park access
- 1 Manager's Quarter
On-site living quarters, ideal for owner-operators or property management
- Approximately 2 Miles from Rocky Mountain National Park
- Strong Visitor Appeal
Estes Park is one of the most visited mountain towns in the U.S.

Brynwood on the River - Estes Park

710 Moraine Ave., Estes Park, CO

Originally built in the 1920s, Brynwood on the River

embraces Estes Park's **historic mountain charm** while offering comfortable, updated accommodations. With its expansive river frontage, panoramic mountain views, and a mix of themed and riverfront cabins, this property presents a **one-of-a-kind investment opportunity**.



Features & Amenities

- **Prime Location:** 1.25 miles from vibrant downtown Estes Park, 2.5 miles from Rocky Mountain National Park
- **Natural Beauty:** Riverfront access with views of the Rocky Mountains and special visits from elk and deer
- **Relaxing Amenities:** Many cabins include river or Rocky Mountain views, private hot tubs, & fireplaces. Property also has heated pool, hot tub, and picnic areas on site.
- **Well-Appointed Units:** Cabins and motel rooms feature cozy interiors, cable TV, Wi-Fi, and kitchens with dining areas or kitchenettes.
- **Featured Units include:** Private hot tub, fireplace, porch or deck.
- **Proven Market Demand:** Estes Park's thriving tourism economy supports year-round revenue potential. Surrounding area offers fishing, horseback riding, river rafting, biking, shopping, and more.

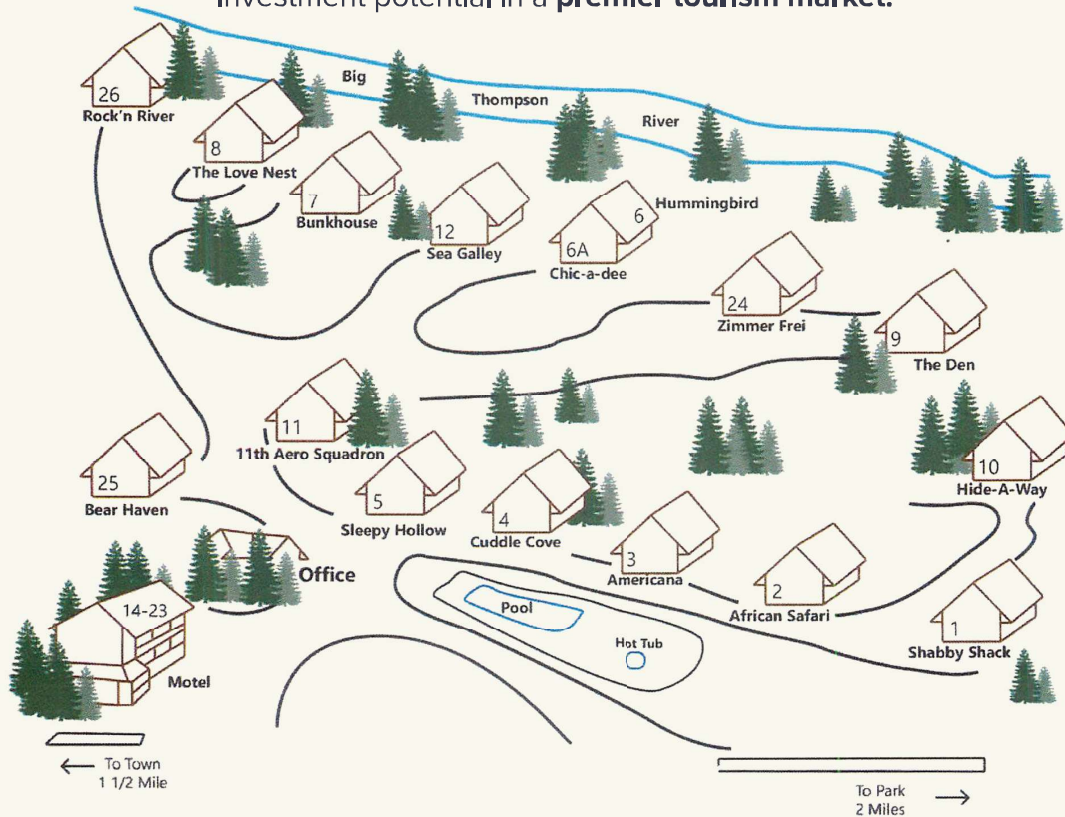




Invest in a Premier Rocky Mountain Destination

Estes Park is a highly desirable mountain town, known as the gateway to Rocky Mountain National Park, attracting over 4.3 million visitors annually.

Located just 70 miles from Denver, this property offers exceptional investment potential in a **premier tourism market**.



For information, contact:

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