

SALE BROCHURE

Alpine Village Resort

631 SILVER ST

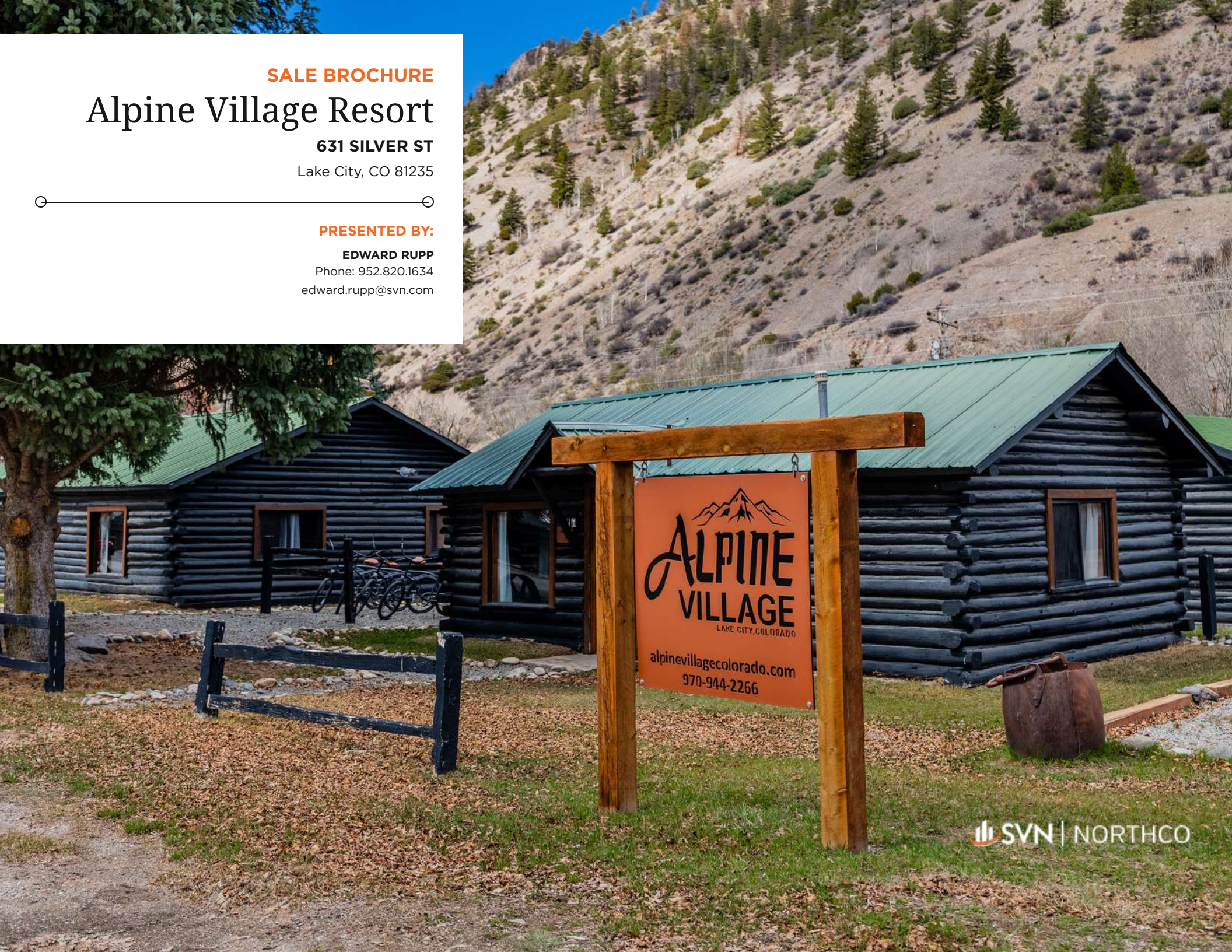
Lake City, CO 81235

PRESENTED BY:

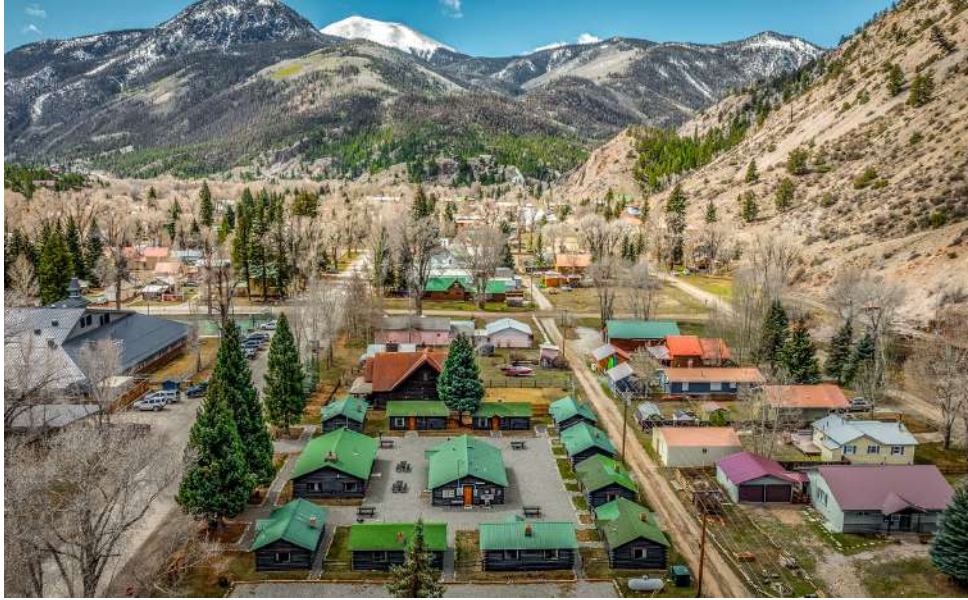
EDWARD RUPP

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PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$1,595,000
CAP RATE (2024-2025 AVERAGE):	11.15%
CABINS / SLEEPS:	12 / 52
ACRES:	.86 AC
YEAR BUILT / RENOVATED:	1947/2023
LISTING WEBSITE:	northco.com
RESORT WEBSITE:	alpinevillagecolorado.com
BROKER OF RECORD:	Michael A. Corbey with Realspace Commercial Real Estate LLC

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of Alpine Village, an established, seasonal cabin resort (6/1 - 9/30) situated in historic Lake City, Colorado ("Property"). Located in Western Colorado, approximately 255 miles southwest of Denver, the Property offers a remote mountain retreat with convenient access to top regional attractions. These unique rustic cabins come with modern comforts, and the Property benefits from its walkable proximity to downtown Lake City amenities and direct access to the region's marquee outdoor demand drivers. Its proximity to high altitude hiking trails, Lake San Cristobal, and numerous outdoor attractions, makes it an ideal destination for outdoor enthusiasts.

The Property offers twelve cabins, providing a range of comfortable accommodations designed to suit a variety of group sizes. Each unit is equipped with a full kitchen, private bathroom, queen bed, flat screen smart TV, Wi-Fi, and in-room coffee. Guests also enjoy inviting outdoor common areas, including fire pits, picnic tables, grills, and a fish cleaning sink, all the while surrounded by the natural beauty of the San Juan Mountains.

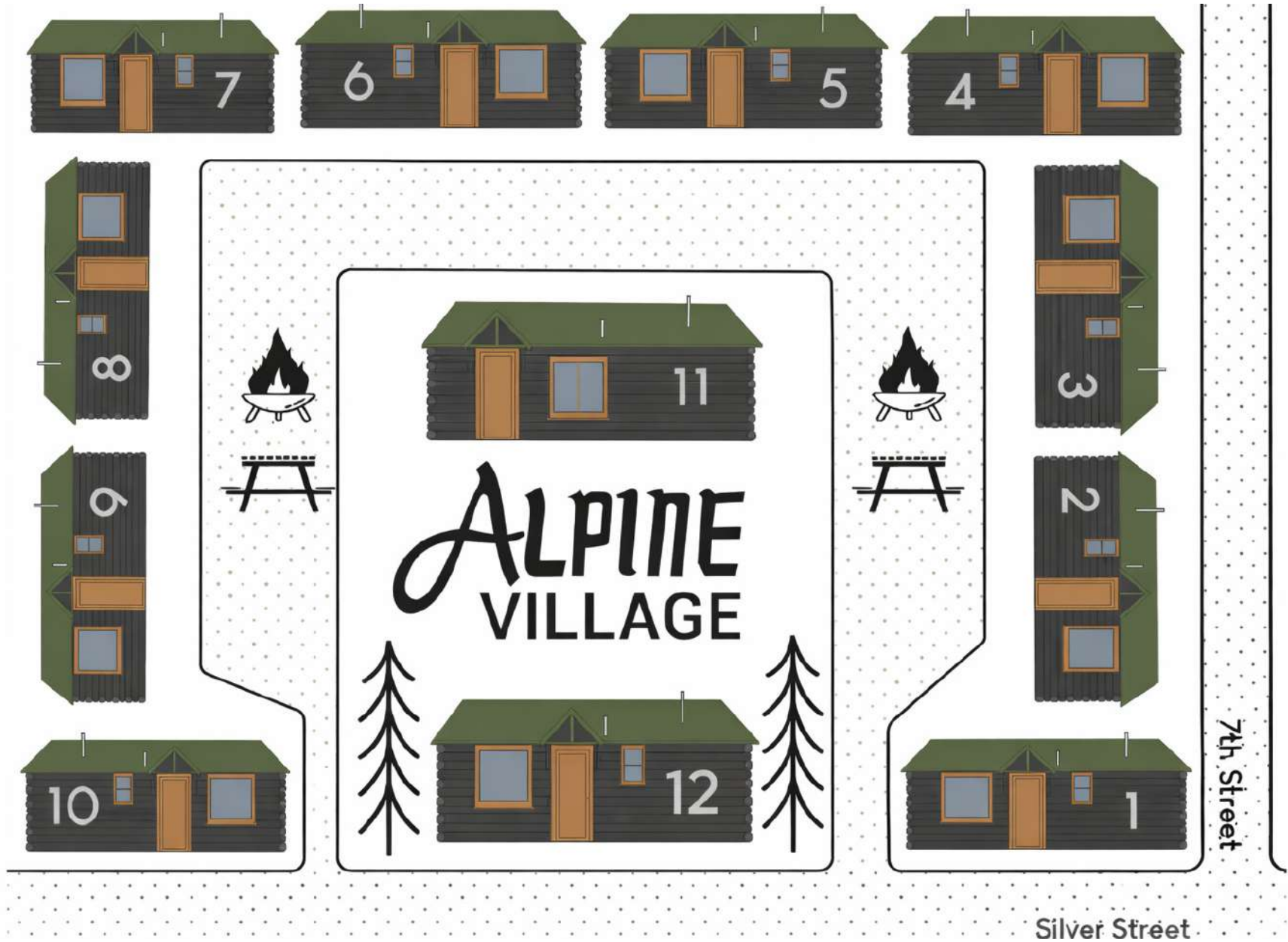
The Property has been extensively renovated inside and out, and each cabin includes new contents and furnishings, as well as updated electrical service. Over \$300,000 in capital improvements have been completed over the past several years, making Alpine Village a one-of-a-kind, turnkey investment.



SALE HIGHLIGHTS

- **Well-Established Seasonal Mountain Log Cabin Resort** situated in historic Lake City, Colorado. The season runs from approximately June 1st through September 30th each year, offering an unmatched lifestyle for an owner-operator.
- **11.15% Cap Rate** based on the Property's 2024-2025 average EBITDA
- **12 Cabins** including ten studio cabins (each sleeping 4) and two "Deluxe" cabins (each sleeping 6).
- **The Property Maintains 80-85% Occupancy During the Season** with a high percentage of advanced bookings, and repeat customers. Many guests make their July bookings a year in advance, leading to 90% occupancy in July before the season even begins.
- **Significantly Renovated Inside and Out** including new contents and furnishings as well as electrical service have been implemented over the past 4 years. Over \$300,000 in upgrades and renovations have been completed over this period.
- **Prime Location Just Blocks from Downtown Lake City**, with access to a wide range of outdoor activities, including hiking, fishing, four-wheeling, etc.
- **Cabin Amenities Include** full kitchens, private bathrooms, queen beds, flat screen smart TVs, Wi-Fi, and in-room coffee
- **Outstanding Online Reputation With 4.8 Stars on Google** with nearly 150 reviews, reflecting consistent guest satisfaction
- **On-site Amenities** include fire pits, picnic tables, grills, a fish cleaning sink, a hammock rental, and bicycle rentals
- **Located Only a Few Miles North of Lake San Cristobal**, Colorado's second-largest natural lake
- **Lake City is Home to a Wide Variety of Local Events** throughout the spring, summer and fall, making it a popular tourist destination in southern Colorado
- **Broker of Record:** Michael A. Corbey with Realspace Commercial Real Estate LLC (CO License: ER.040024487)

RESORT MAP



LOCATION OVERVIEW



ALPINE VILLAGE - LAKE CITY, CO

The Property is located in Lake City, CO, a community based in the San Juan Mountains in southwestern Colorado, serving as the county seat for Hinsdale County. Known for its remote location in the San Juan Mountains, a well preserved Victorian-era downtown, and an abundant amount of outdoor recreation activities like hiking, fishing, and four wheeling. Situated at an elevation of approximately 8,600 feet, the town boasts panoramic views, fresh alpine air, and a charming, laid-back atmosphere.

Lake City is renowned for its year-round outdoor lifestyle with historic downtown Lake City at its heart, serving as a hub for year round activities such as high elevation hiking, camping, four wheeling, ice fishing, skiing, ice climbing, and wildlife viewing. Located off Highway 149, and considered to be the most remote incorporated town in the lower 48 states, outdoor enthusiasts can quickly escape into nature and experience all that Hinsdale County has to offer.

In addition to its natural appeal, Lake City is home to a close-knit, welcoming community with a lively downtown district featuring local boutiques, galleries, and restaurants. Community events such as art walks, farmers markets, and live music contribute to the town's vibrant cultural life and strong sense of community.

Distances from larger cities:

Gunnison, CO - 55 miles southwest of Gunnison

Montrose, CO - 100 miles northwest of Montrose

Colorado Springs, CO - 225 miles southwest of Colorado Springs

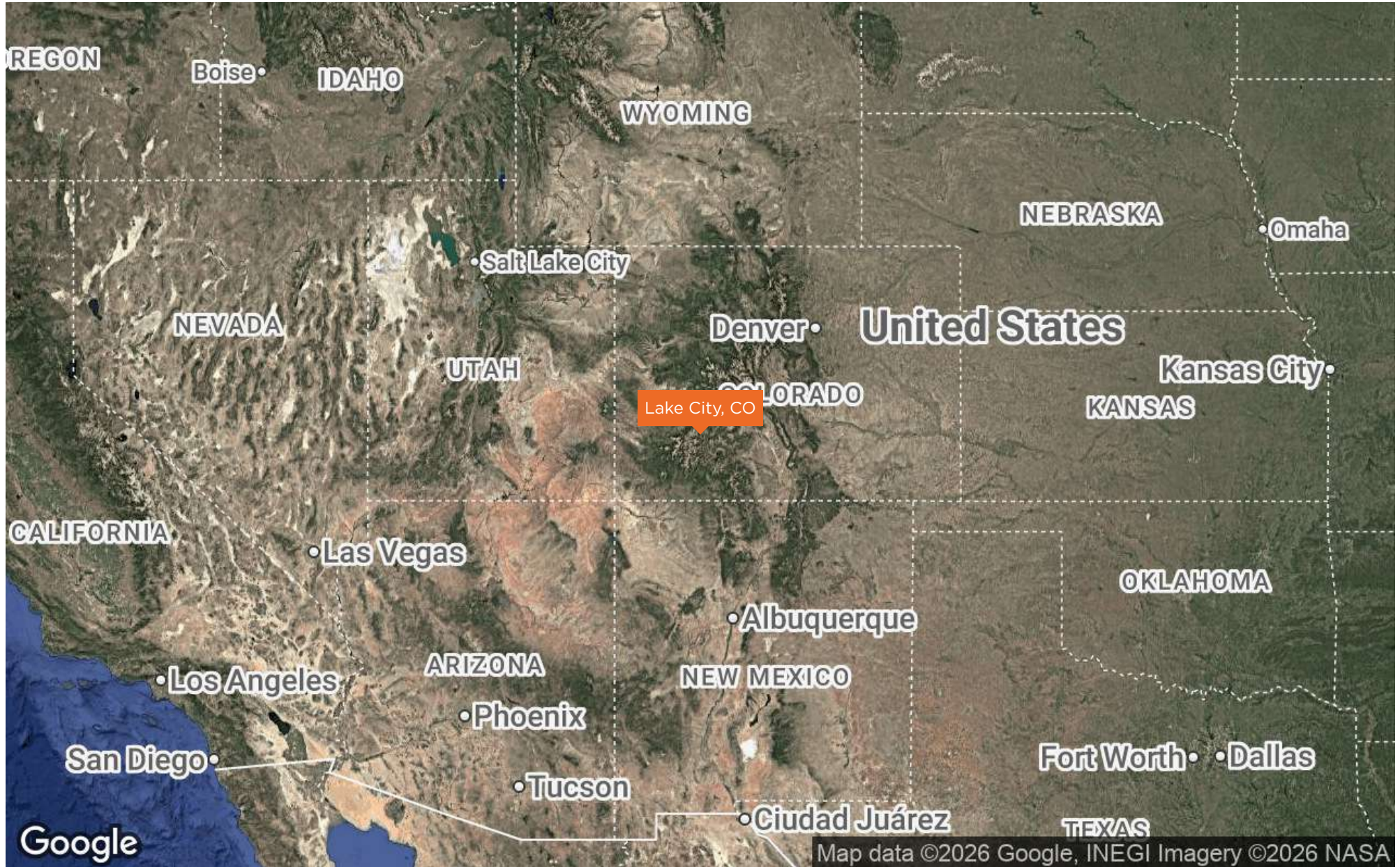
Denver, CO - 255 miles southwest of downtown Denver

Local airports include Gunnison-Crested Butte Regional Airport (55 miles) and Montrose Regional Airport (100 miles). Nearby international airports include Denver International Airport (275 miles).

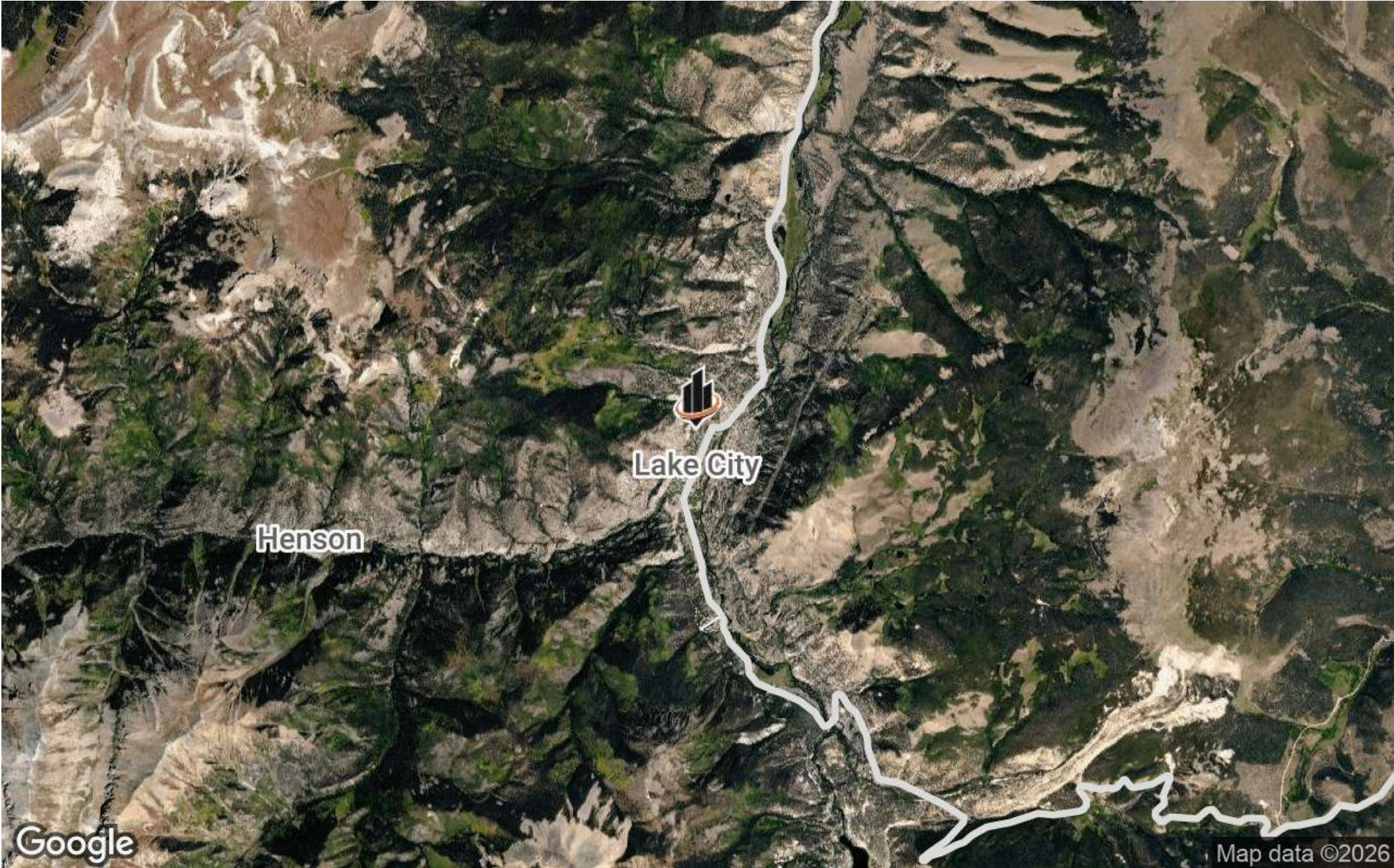
ADDITIONAL PHOTOS



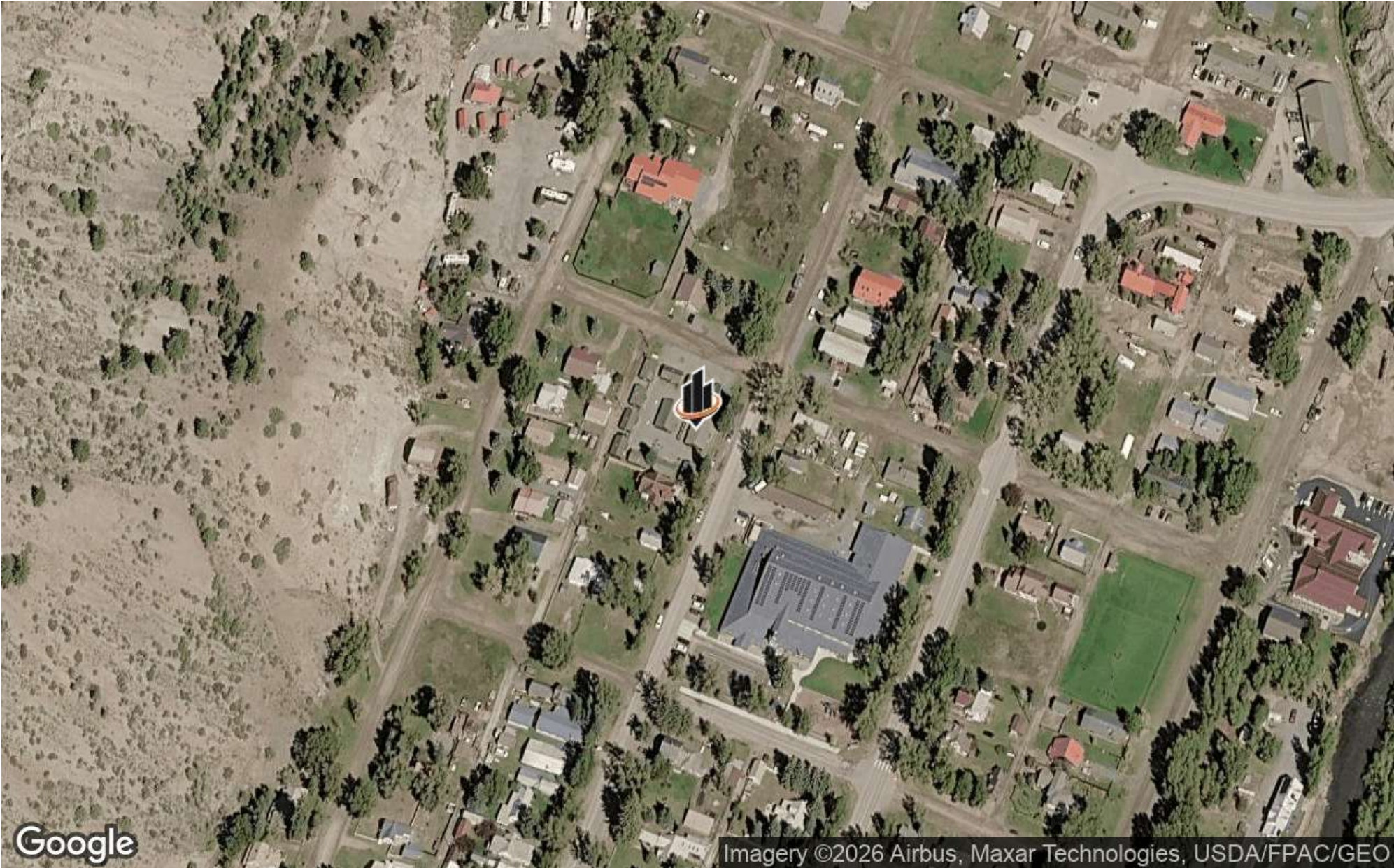
REGIONAL MAP



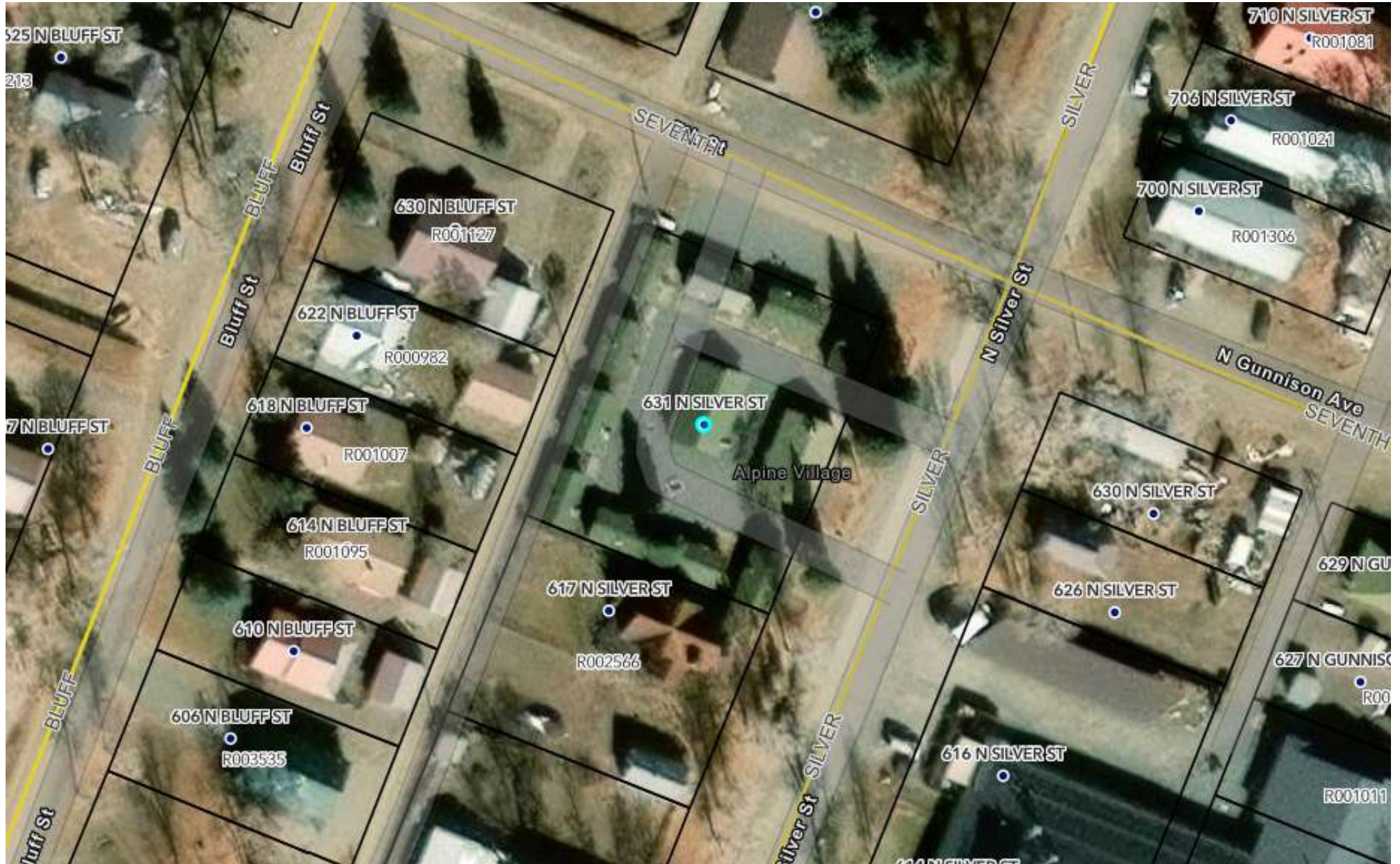
LOCATION MAP



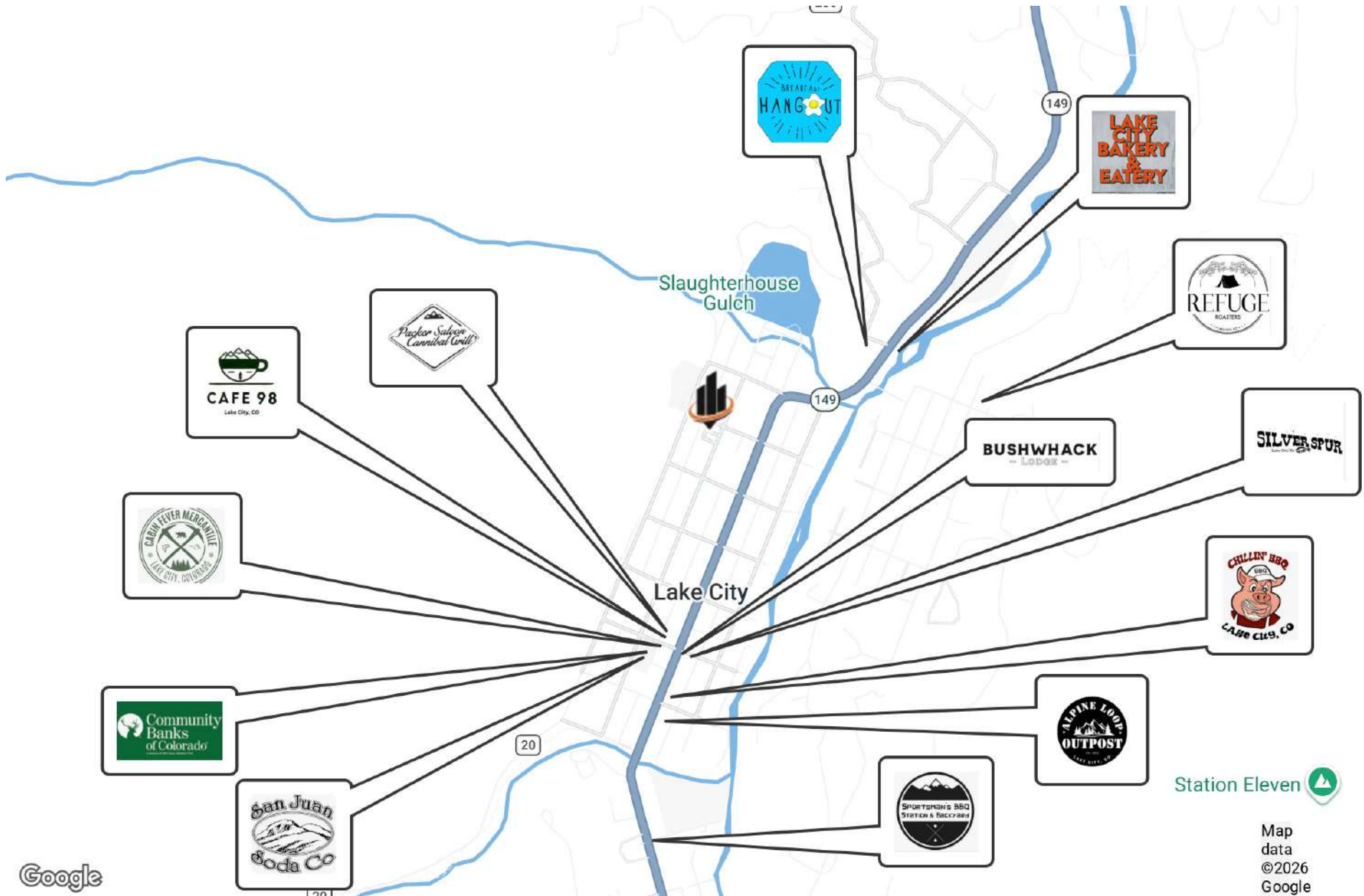
AERIAL MAP



PARCEL MAP - PID: 450927310001



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	125,356	699,457	7,449,251
AVERAGE AGE	45	42	40
AVERAGE AGE (MALE)	44	42	39
AVERAGE AGE (FEMALE)	46	43	41

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	53,409	281,679	2,920,943
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$96,483	\$99,248	\$118,608
AVERAGE HOUSE VALUE	\$511,368	\$489,247	\$565,500

2020 American Community Survey (ACS)

