

Quality Inn

52 KEYS - THERMOPOLIS, WYOMING



This offering provides the unique opportunity to acquire the Quality Inn in Thermopolis, Wyoming. This 52-key hotel is in the largest town in Hot Springs County and caters to vacation goers, fishermen, and adventurers seeking comfortable, amenitized rooms. The property features a pool, fitness area, patio space, and lounge area.

INVESTMENT HIGHLIGHTS:

- 52-key, interior corridor, two-story, limited-service hotel
- The property has exemplified strong performance, as occupancy climbed from 45% to 49% between 2022 and 2024
- Immediate access to Hot Spring State Park, Boysen State Park, Bighorn River, and Wind River Canyon, capturing both leisure and transient customers

ASSET SUMMARY

Asking Price:	\$2,500,000 (\$48,077/key)
Address:	166 U.S. 20 Thermopolis, Wyoming
Building Size:	27,387 sq. ft. (buyer to verify)
Site Size:	4.76 acres
Parcel Number:	42950240002700
Age:	1995
Number of Rooms:	52
Average Daily Rate:	\$92.99 ¹
Occupancy:	49.9% ¹
RevPAR:	\$45.39 ¹
Total Revenue:	\$896,889 ²

Notes:

1. As of Year-End 2024 STR Report
2. As of Year-End 2024 Financials

Exclusive Advisors



JARED GOODMAN, CCIM, SIOR

Managing Director
WY License #12307

970-267-7723
jared.goodman@cushwake.com



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**CUSHMAN &
WAKEFIELD**

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
Tel 970-776-3900
cushmanwakefield.com

The property is in Thermopolis, Wyoming, a popular tourist destination due to its abundance of nature activities. The town is home to Hot Springs State Park, featuring 47 natural hot springs that maintain average water temperatures of 143°F, supporting the Greek name of Thermopolis or “hot city.” Situated on the northern end of Wind River Canyon, the town of Thermopolis enjoys breathtaking hiking, fishing, and scenic drives.



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