



OFFERING SUMMARY	
<b>Sale Price:</b>	\$2,185,000
<b>Number of Rooms:</b>	13
<b>Price/SQFT</b>	\$165/SQFT
<b>Lot Size:</b>	2.28 Acres
<b>Building Size:</b>	13,257 SF

DEMOGRAPHICS	5 MILES	15 MILES	25 MILES
<b>Total Households</b>	2,625	4,632	13,364
<b>Total Population</b>	5,666	10,442	29,206
<b>Average HH Income</b>	\$98,050	\$96,795	\$117,700

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## LOCATION DESCRIPTION

The Hideaway Mountain Lodge enjoys a premier location just four miles west of Fraser and less than ten miles from Winter Park Resort, nestled in the heart of Grand County's thriving recreation corridor. Set along U.S. Highway 40, the lodge offers convenient year-round access to world-class attractions while providing guests with a peaceful, scenic mountain setting. The property is easily reached via Denver International Airport (approximately 90 miles southeast) and is served by Amtrak's Fraser Winter Park Station, one of the highest elevation rail stops in the U.S., with direct service from Denver via the California Zephyr. In winter, the Winter Park Express Ski Train offers weekend service from Denver's Union Station to Winter Park, enhancing the area's draw for both domestic and international travelers.

Fraser and Winter Park are home to some of Colorado's most well-known tourist destinations. Just minutes away, Winter Park Resort offers over 3,000 acres of skiable terrain and summer attractions like the Alpine Slide, Trestle Bike Park, and live music events. Guests can also explore the nearby Cozens Ranch Museum, Fraser River Trail, and Devil's Thumb Ranch, a luxury resort known for cross-country skiing, spa services, and fine dining. The region also provides easy access to Rocky Mountain National Park, a major four-season destination known for hiking, wildlife viewing, and scenic drives. Positioned within one of Colorado's most sought-after mountain destinations and supported by robust transportation access, year-round activities, and consistent tourism growth The Hideaway Mountain Lodge offers a rare opportunity to own a well-located asset in a high-demand leisure market.

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## PROPERTY DESCRIPTION

The Hideaway Mountain Lodge is a charming, one-of-a-kind 13-room hotel located approximately 10 miles from Winter Park Resort and minutes from downtown Fraser, Colorado. This well-cared-for mountain property offers a mix of king, queen, double, and family-style rooms, including suites with separate living areas and private balconies showcasing scenic mountain views. Guests enjoy thoughtful accommodations, including private bathrooms, microwaves, refrigerators, fireplaces in select rooms, complimentary Wi-Fi, and flexible bedding options that cater to families or groups of travelers. Onsite amenities include a year-round heated indoor pool, hot tub, dry sauna, game room, library, and welcoming guest lounge. Complimentary daily breakfast and afternoon refreshments enhance the guest experience. The property has benefited from ongoing capital improvements, including foundation and structural stabilization, which were completed between 2019 and 2024. With strong seasonal demand fueled by nearby attractions like Winter Park Resort, Rocky Mountain National Park, and Devil's Thumb Ranch, and future upside potential through weddings, retreats, catering, or long-term rentals, Hideaway Mountain Lodge represents a turn-key investment in one of Colorado's most desirable year-round destinations.

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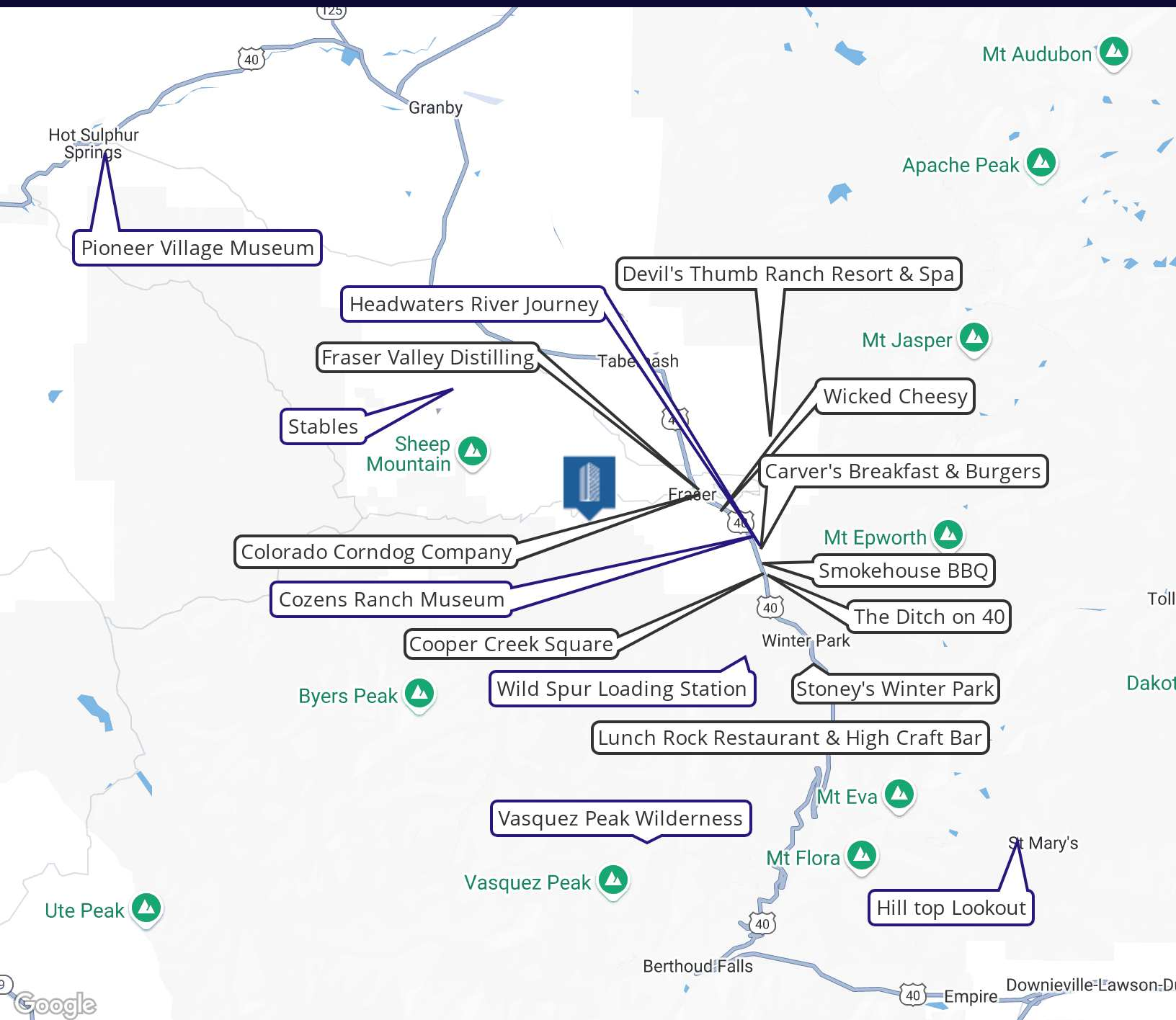
## PROPERTY HIGHLIGHTS

- Located under 10 miles from Winter Park Resort and minutes from downtown Fraser in one of Colorado's most desirable year-round tourism destinations
- Fully operational 13-room lodge with well-appointed rooms and suites, many featuring fireplaces and private balconies. No immediate capital improvements required
- Group-friendly layout supports family travel, retreats, and full property buyouts. Amenities include a heated indoor pool, hot tub, sauna, game room, and guest lounge
- Surrounded by major demand drivers including Winter Park Resort (over 1 million annual visitors)
- Easily accessible via U.S. Highway 40 and Amtrak's Fraser-Winter Park Station. Approximately 90 miles from Denver International Airport with seasonal ski train access increasing weekend and holiday traffic
- Expansion and value-add opportunities include weddings, retreats, long-term rentals, or workforce housing. Commercial kitchen supports catering operations. Room count can be increased from 13 to 18+
- Recent improvements include heated indoor pool, spa, sauna, and game room (1990s), structural stabilization and roofline reinforcement (2019), water mitigation and drainage upgrades (2018 to 2019), foundation lifting and guest area enhancements (2024), and asphalt roofing (approximately 2016)
- Includes 22 percent ownership in a private wastewater treatment plant shared with Timberline Lodge providing long-term infrastructure reliability
- Sale includes historical water rights to a well, spring, and pond with tracking in place and potential for permanent rights through updated survey and legal filing
- \* 3BR/2.5BA Owner's Quarters and additional bedrooms for staff, workshop, library, movie room, game room also included
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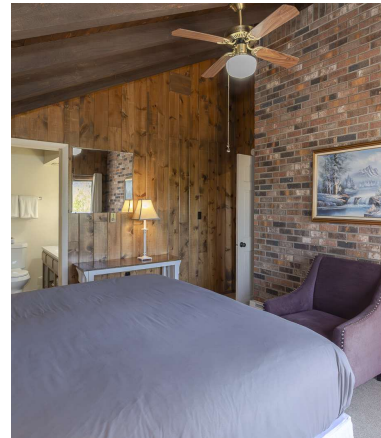
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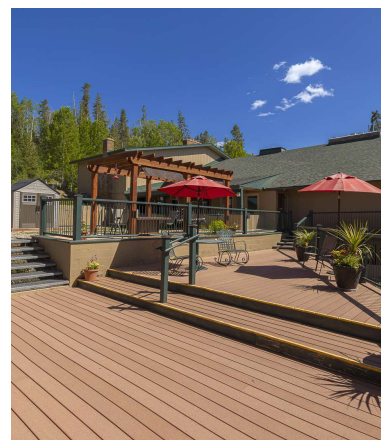
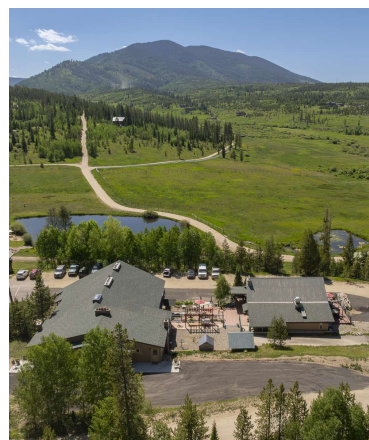
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