

The Historic Rock Inn



17539 ELIZABETH LAKE RD., LAKE HUGHES, CA. 93532



Real Estate & Business for Sale

Commercial Brokers Group is pleased to represent the sale of the Historic Rock Inn in Lake Hughes, CA. Tucked in the hills of the Angeles National Forest, this iconic multi-functional property isn't just a place—it's an experience. The property currently operates as a full-service restaurant, bar, seven room boutique inn with a third floor penthouse, three-unit apartment building and freestanding salon building. The real estate offering includes four parcels and their improvements with immediate rental income. Both the real estate and business are for sale and must close concurrently. Inquire for additional details on the business sale opportunity.

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HIGHLIGHTS

17539 ELIZABETH LAKE RD., LAKE HUGHES, CA. 93532

Sale Price:	\$2,000,000
Property Type:	Restaurant & Bar, Entertainment, Inn, Apartments, Retail
Price/SF:	\$217/sf
Building Size:	9,191+/-sf combined measured
Stories:	3 Story-Main Building, 2 Story-Apartments, 1 Story-Freestanding
Lot Size:	25,021+/- combined SF
Construction:	Predominantly Metamorphic River Rock
Year Built:	1929-Main Building, 1930-Apartments, 1955-Freestanding
Parking:	3 parking lots plus ample motorcycle parking
# of Parcels:	4
APNs:	3241-018-020, 3241-018-021, 3241-014-014, 3242-024-012
Seismic:	Earthquake Retrofitted
Zoning:	Unincorporated LA County-CRU Rural Commercial
Utilities:	Public Power, Public Water, Public Sewer, Propane Gas



Zoning Ordinance



Video Tour

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PROPERTY HISTORY:

The Rock Inn represents a hybrid commercial model drawing revenue from food, drink, short and long term lodging, entertainment and income from the Salon tenant while also acting as a community hub for the immediate area and surrounding communities. Constructed in 1929 by Joel B. Hurd, the Rock Inn was built to replace a wood structure lost to fire. Using local quarried metamorphic stone—predominantly metamorphic river rock—the primary three-story building features striking arched windows, expansive stone fireplaces and a rugged aesthetic that resonates with both early 20th-century craftsmanship and modern rustic appeal. Originally a grocery, post office, gasoline station, hotel and stage-stop, the Inn served as a commercial hub for travelers and vacationers visiting nearby lakes and resort cottages. Post-WWII, the upper floors for the hotel was converted into duplex housing for Hurd's sons.

In 1975, world famous actor Paul Koslo acquired the historic property, reinforcing the structure and converting it into a bed-and-breakfast, keeping much of its original character intact. The Koslo family has remained the owners and caretakers of the entire property, maintaining it's structural and community integrity for 50 years.

Situated on Elizabeth Lake Road, the property benefits from proximity to the Pacific Crest Trail, local lakes and Angeles National Forest. It combines historical charm with easy accessibility that appeals not just to locals but to hikers, motorcyclists and nostalgia-driven travelers and remains a culinary and social anchor in the area. This iconic roadhouse serves up rustic charm, hearty food, live music, lodging and old-school hospitality that keeps travelers and locals coming back for more.

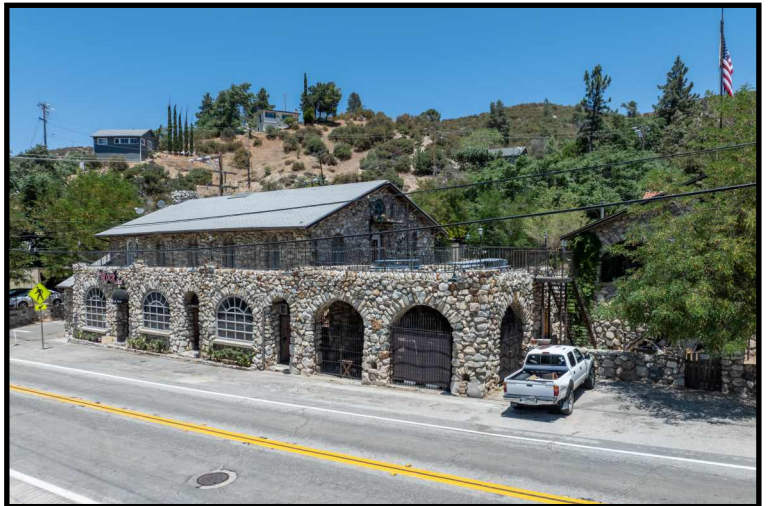
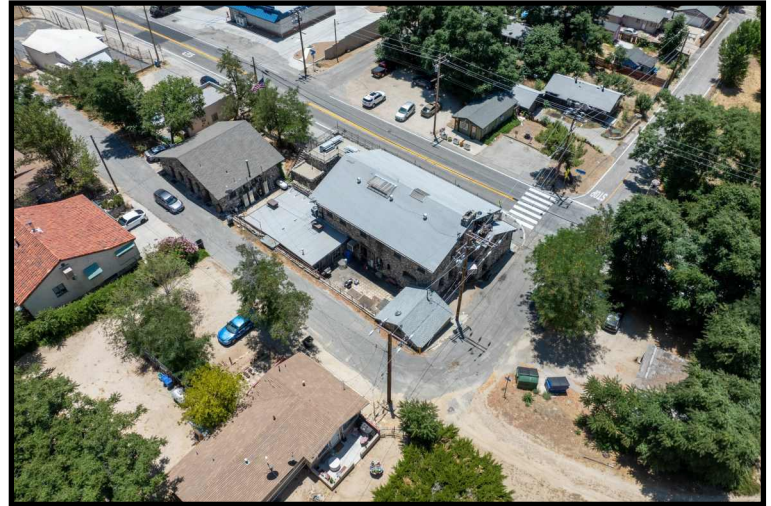
The Rock Inn exemplifies how rural commercial real estate can balance historical preservation, multi-functionality, sustainability and growth potential. It's blend of architecture, niche positioning and community integration produces a macroscopic value.

With thoughtful enhancements—especially in guest experience, tied services such and terrain utilization—it holds so much potential to an owner-investor. Its true value lies beyond spreadsheets: it's a living heritage asset and regional anchor capable of generating both place-based pride and purposeful, profitable commerce.

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SITE PHOTOS

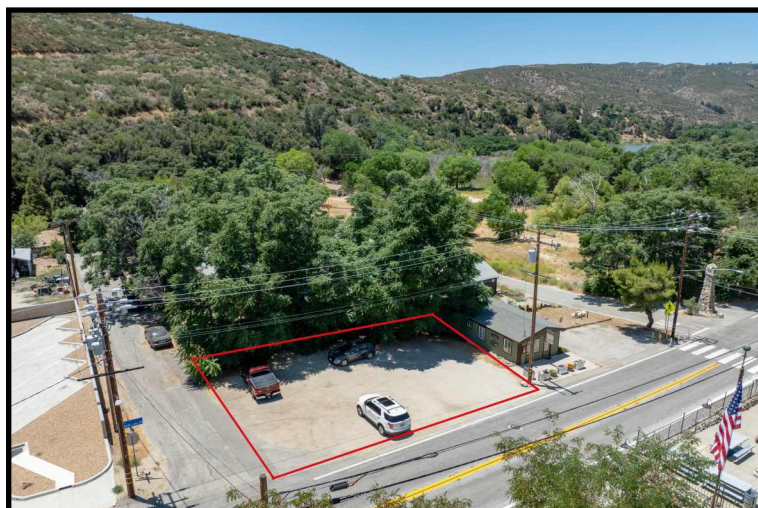


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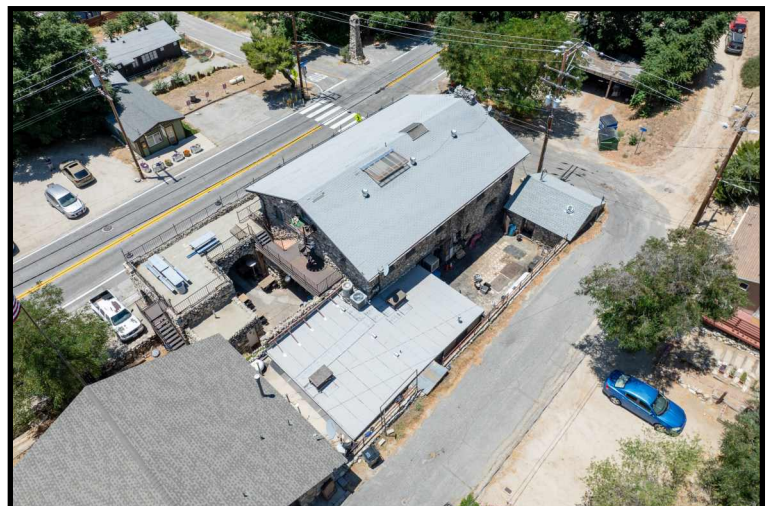


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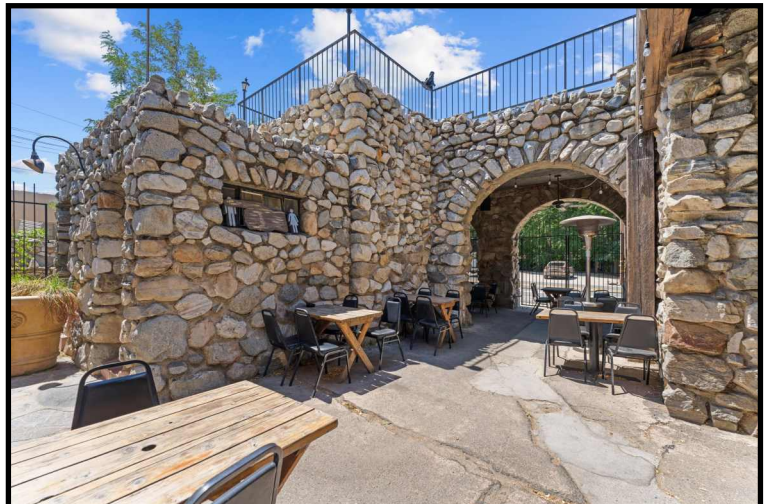


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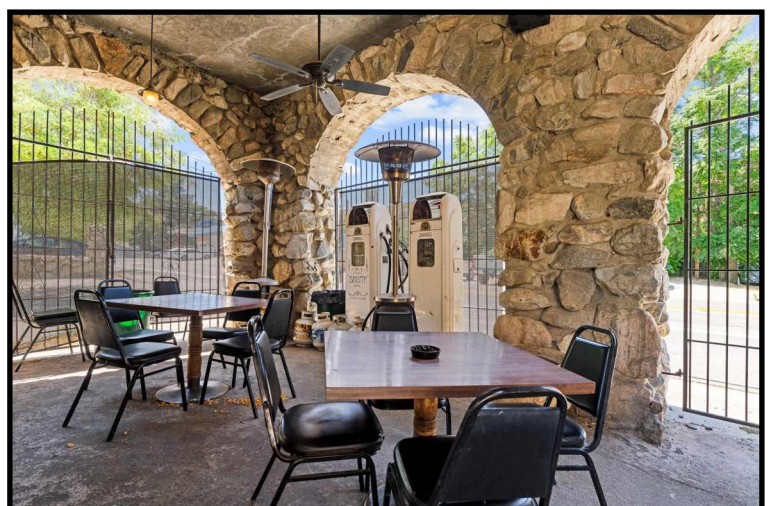
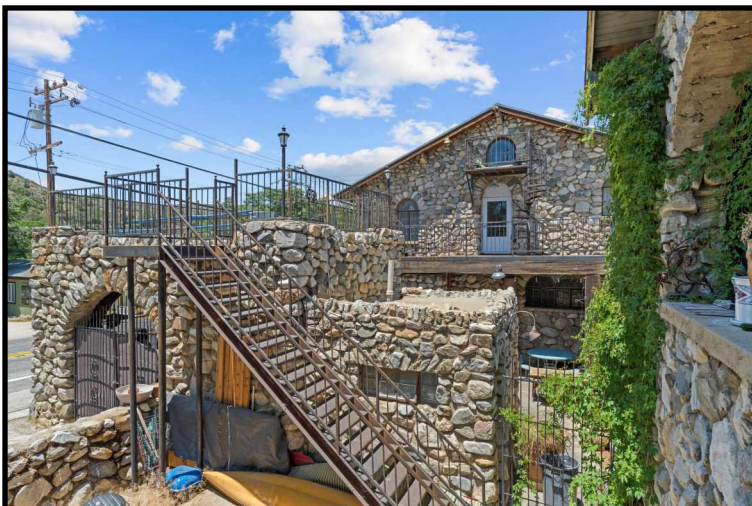
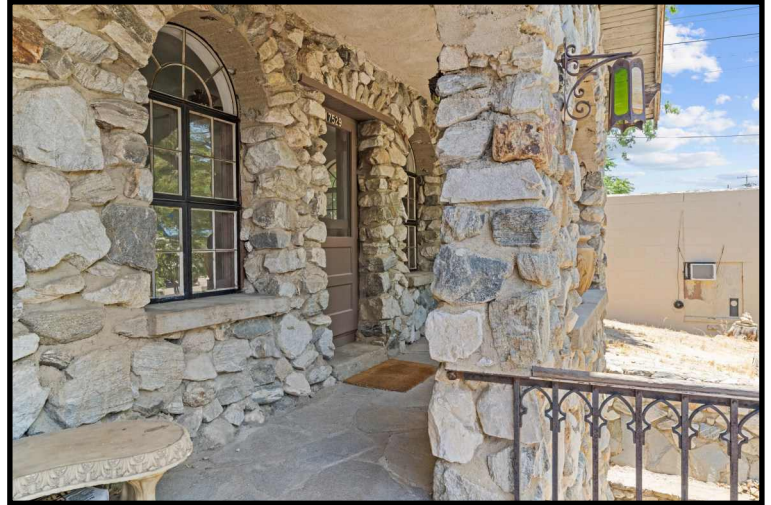


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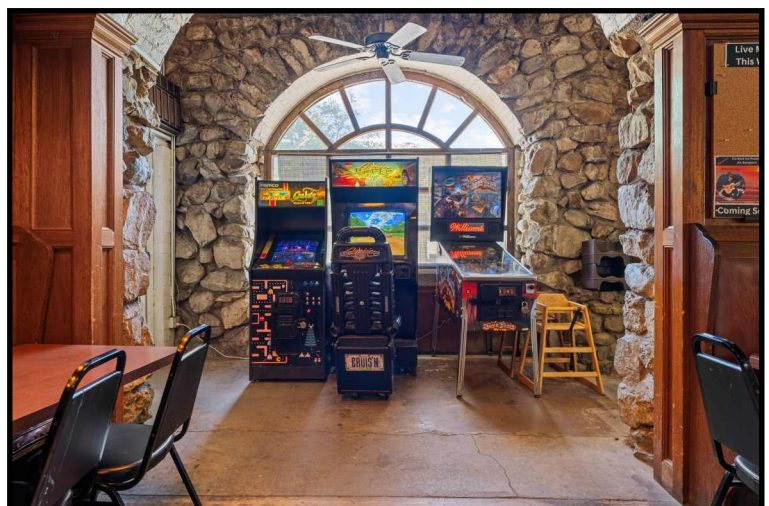
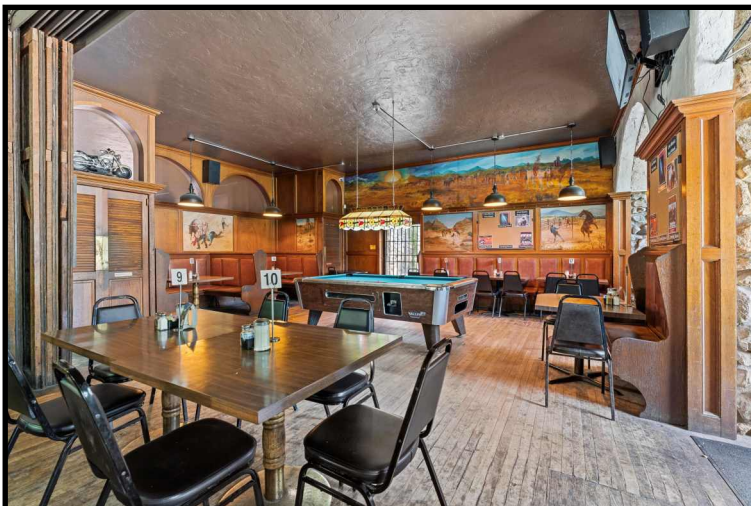
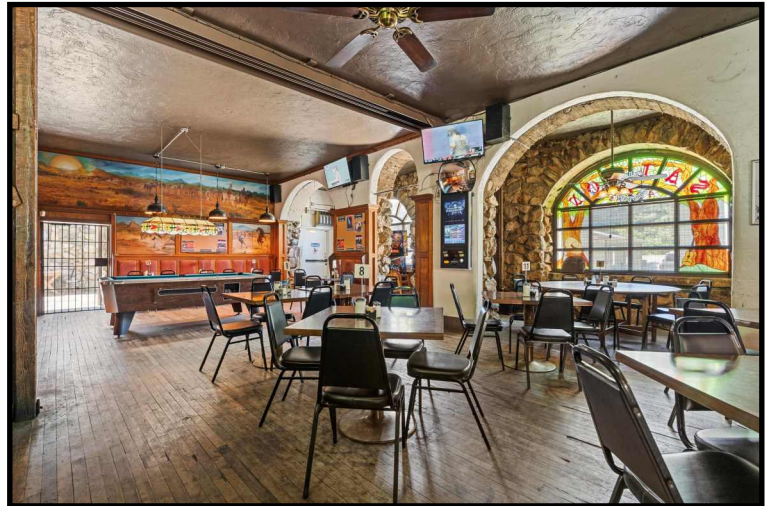


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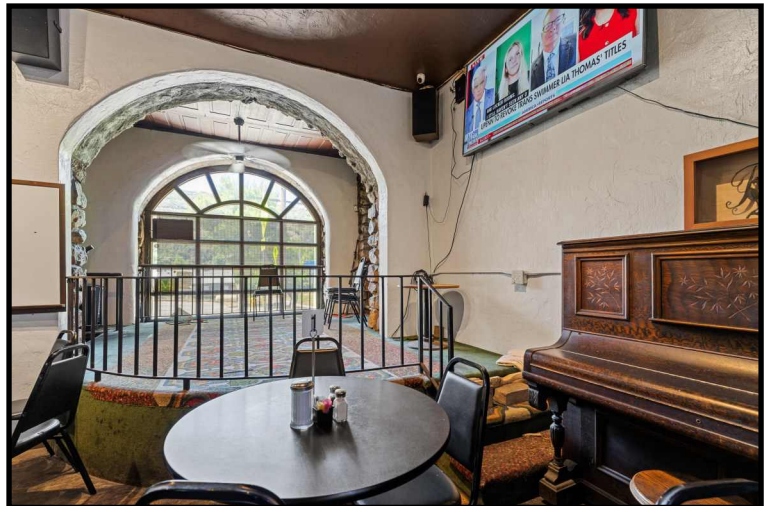


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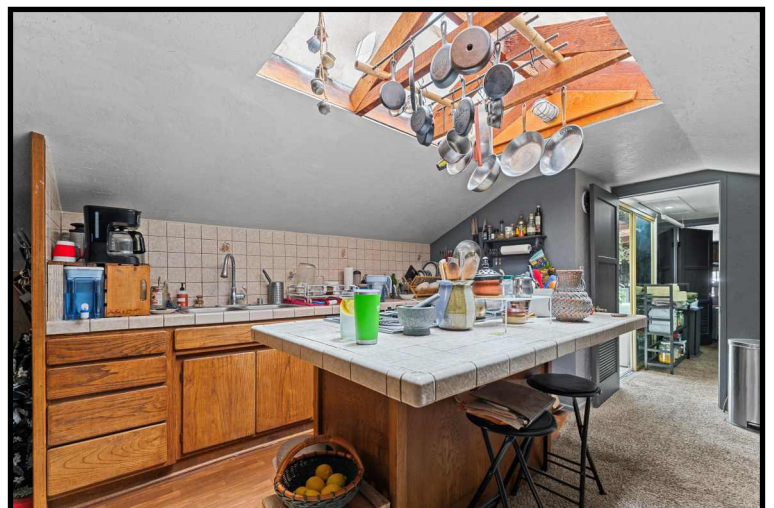
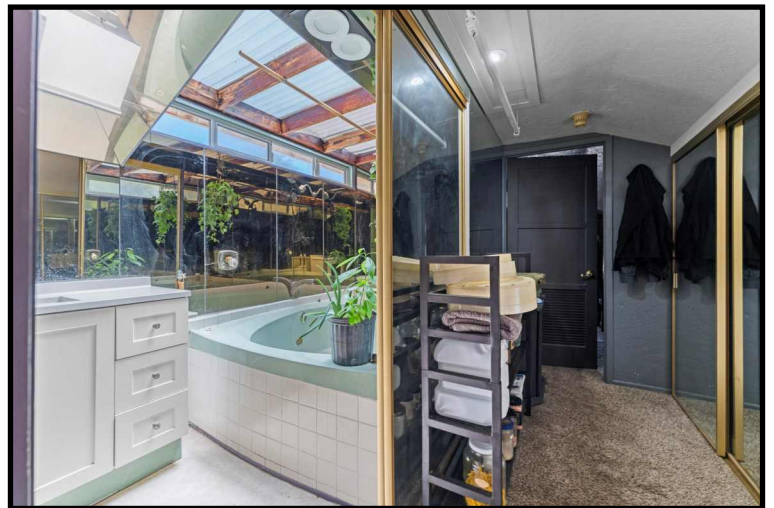
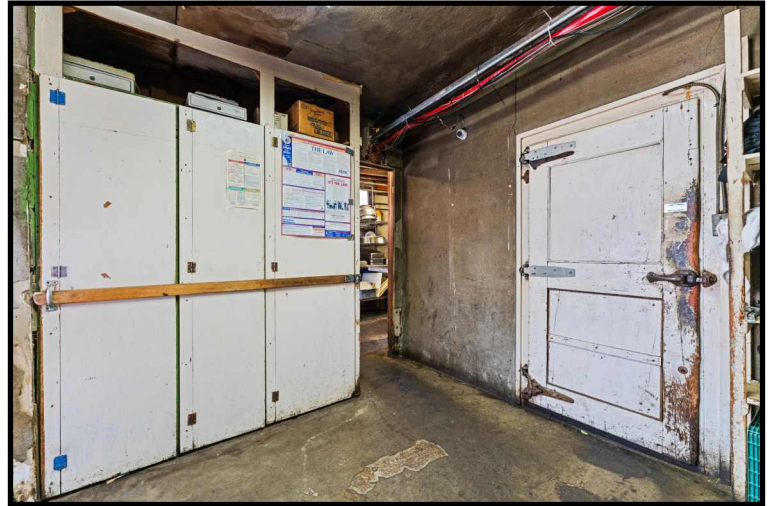


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Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.