

Property Summary

37760 U.S. Highway 50, Gunnison, CO 81230

FOR SALE



PROPERTY DESCRIPTION

An exceptional investment opportunity, the Rodeway Inn of Gunnison offers a stabilized, well-maintained 39-room lodging property in a high-demand recreational area. Revenue is based on 37 rooms currently in the property management system. Two additional rooms (101 and 112) are rentable but used for on-site manager and maintenance housing. Additional features include an indoor hot tub, guest laundry, and multiple recent capital improvements, including a new water heater and updated furniture.

PROPERTY HIGHLIGHTS

- 37 Guest Rooms + 2 On-Site Living Quarters
- Flag Optional - Operate Independently or Rebrand
- Great ADR with upside potential
- Prime Hwy 50 Frontage

OFFERING SUMMARY

Sale Price:	\$3,300,000
Number of Rooms:	39
Lot Size:	1.801 Acres
Building Size:	16,255 SF

DEMOGRAPHICS	4.3 MILES	3.5 MILES	2 MILES
Total Households	3,679	3,549	2,383
Total Population	9,059	8,758	5,273
Average HH Income	\$81,062	\$80,287	\$83,373

Brandon Hert

855.450.0653 x129

brandon.hert@expcommercial.com

X exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.