

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



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