



**JUST
LISTED**

\$1,950,000

**104 S. 2nd
Kremmling, CO 80459**



ABOUT THIS PROPERTY

MIXED USE COMMERCIAL PROPERTY – Historic boutique hotel with a strong rental history and exceptional versatility—all priced at \$159 per square foot. This beautifully updated property offers flexible use as short-term rentals, long-term stays, or workforce housing. Perfectly positioned across from the Town Square, guests and tenants enjoy immediate access to restaurants, shopping, and community events. The property features two commercial storefronts, adding income potential, and includes convenient on-site storage. A rare investment opportunity blending character, modern updates, and prime location.

CONTACT DETAILS

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Broker / Owner

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HISTORY OF THE PROPERTY

By 1906 the railroad had arrived in Kremmling Colorado and a businessman from Sweden named Casper Schuler built a Ginger ale & Sarsaparilla bottling plant on the corner of 2nd Street and Park Ave (Hwy 40). This was the first brick building built in Kremmling and it consisted of a 1500 sq ft bottling plant on the first floor with 8 boarding rooms above it. Elsa Kienholz was hired to manage the boarding house which was named The Schuler House.

After a few years Casper Schuler sold the property to Elsa Kienholz and then she operated it until 1933 when it was sold to the Eastins.

In the years ahead, The Eastins significantly expanded the hotel and added additional commercial space. Lum Eastin opened a pharmacy in the former bottling plant and he also provided space the first post office.

Several notable guests have spent time enjoying The Hotel Eastin such as, John Wayne who stayed in room 109 while filming the movie True Grit up on Gore Pass. The famous western writer Zane Grey wrote The Mysterious Rider in room 120.

FEATURES

- ✓ 3 Apartments
- ✓ 2 Commercial Spaces
- ✓ 30 bedrooms
- ✓ 17.5 baths
- ✓ 12,260 sq. ft.



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