

WATER & STONE CABINS

3083 CHICAGO CREEK ROAD, IDAHO SPRINGS, CO 80452

HOSPITALITY OFFERING FOR SALE



PROPERTY HIGHLIGHTS:

\$6,495,000	ASKING
\$402,937 / \$595,568	2025 NOI/ PROFORMA
6.2% / 9.16	CAP RATE / PROFORMA
4.92 ★	3,600+ AIRBNB REVIEWS ACROSS 14 LISTINGS
14 KEYS	9 CABINS + 5 CONDOS
C-3 ZONING	NO STR LICENSING, CITY OF IDAHO SPRINGS
CITY WATER & SEWER	MUNICIPAL UTILITIES
+/-5.16 AC	CHICAGO CREEK FRONTAGE & MOUNTAIN VIEWS
15,000+ AC	NATIONAL FOREST ACCESS AT YOUR BACK DOOR
EXPANSION APPROVED	HOTEL/LODGE DEVELOPMENT + ADDITIONAL CABIN SITES IDENTIFIED
4-SEASONS OF DEMAND	SKI, WHITEWATER, HIKING, FISHING, FALL FOLIAGE, WEDDINGS & EVENTS
\$250-\$500/NT	2026 SUMMER ADRs— WEEKNIGHTS TO WEEKENDS
LODGING SCARCE MARKET	LIMITED QUALITY COMPETITION IN IMMEDIATE CORRIDOR

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BRIEF

Fourteen keys on ±5.16 acres along year-round Chicago Creek, bordered on multiple sides by 15,000 acres of National Forest and four minutes from the I-70 ski corridor. The property generates \$435,860 in trailing EBITDA with 90-95% peak season occupancy and a 4.91-star Airbnb rating built over hundreds of verified stays — exclusively on Airbnb, leaving meaningful upside through additional booking channels, group sales, and amenity enhancements. C-3 commercial zoning means no STR licensing, no annual renewal risk, and no regulatory exposure. City water and municipal sewer infrastructure support both current operations and future expansion. Turnkey operation with trained staff in place and expected to continue.

<https://www.waterandstoneretreat.com/>

WHY

- No STR Risk: C-3 commercial zoning — operates as a hotel, not a vacation rental
- City Infrastructure: Municipal water and newly installed 8" commercial sewer — rare in the mountain market
- Year-round live water amenity and on site recreation: Chicago Creek runs through the property
- Mountain views and National Forest adjacency: Borders ±15,000 acres of protected land
- Expansion Approved: Hotel/lodge development approved — additional cabin and glamping sites identified
- Many opportunities to add value- events and groups, unit upgrades, experiential packages, and guided adventure partnerships

MARKET

- I-70 Ski Corridor: A-Basin, Loveland, Copper, Winter Park, Keystone, Breckenridge all within an hour
- Idaho Springs Argo Gondola: Open May 2026 — 500,000-700,000 projected annual visitors
- Clear Creek Rafting corridor- Class II-V
- Proximity to Denver, Mt. Blue Sky, Bierstadt, St. Mary's Glacier
- Wedding & Event Demand: established corridor demand with no quality lodging to absorb it
- Revenue Upside: Currently Airbnb-exclusive — VRBO, direct booking, and group sales untapped
- Recreation and Events in ALL SEASONS



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4.92 ★ WEIGHTED AVERAGE | 3,600+ VERIFIED STAYS ACROSS 14 LISTINGS

WATER & STONE CABINS | 14-KEYS | C-3 ZONING | LIVE CREEK FRONTAGE | 6.7 CAP

HOSPITALITY OFFERING FOR SALE

AMAZING ATTENTION TO DETAIL

★★★★★

"Amazing last minute getaway. beautiful and tastefully decorated. amazing attention to detail. Anna thought of everything. the heated floors were incredible! Spotless! such a creative use of space. Perfect for 2. Deck right on the river so peaceful. breathtaking. And so close to Denver. I only wish that I could have stayed longer! I highly recommend this cabin one of the best places I have stayed."

-Christal

SERENE AND PEACEFUL

★★★★★

"There aren't too many words to describe how wonderful this place is. It's the perfect oasis and you're in the best spot between getting deeper into the mountains or going into the city. The cabin is small and charming and it has everything you could need. I found every opportunity to sit outside by the creek or simply opening the window for the breeze to come in and listen to the water flow by. It's serene and peaceful. I found myself constantly saying "this place is amazing". This is one of the best places I have ever been to and the town nearby is so cute and filled with history, great shops, and even better food. This is definitely a place to revisit and tell everyone about!"

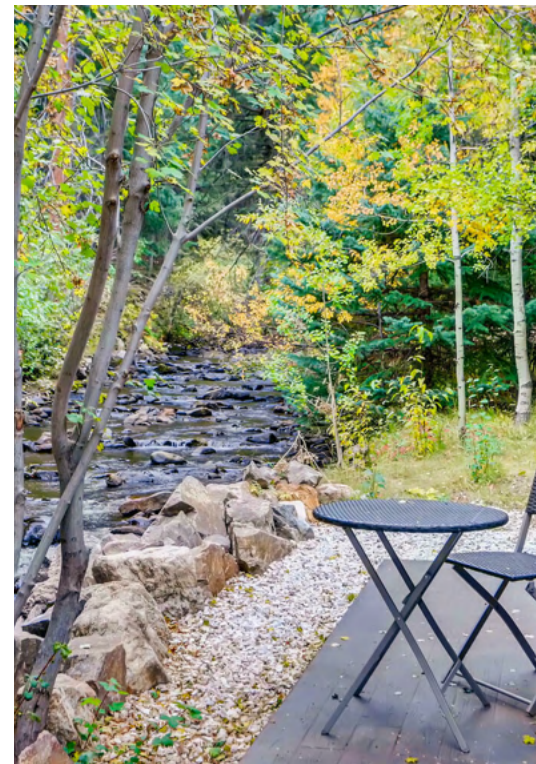
-Lindee

THE CREEK WAS EPIC

★★★★★

This place was simply, perfect. We needed a quiet place to unwind for a few days and this cabin was the ticket! The CREEK was epic. Literally steps from the back patio and the most convenient chairs to sit and relax and enjoy the calm. The property is close to Boulder and Morrison (Red Rocks), but do not overlook Idaho Springs and all it has to do. What an amazing little town. Food, breweries and little quaint shops. Do not miss this place. We will be back very soon!

-Brandon



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