

# FOR SALE

## Bed & Breakfast

\$1,200,000

TBD E Main St.

Montrose, CO 81404



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### FEATURES

- ✔ 4 Private Suites
- ✔ 4 Bathrooms
- ✔ Guest Area
- ✔ On-site Manager suite
- ✔ Seller Financing Available
- ✔ Year-Around Opportunity
- ✔ Outdoor Pool
- ✔ 15 Parking Spaces
- ✔ Prime Location

### ABOUT THIS PROPERTY

Four (Potential 5) Room Bed & Breakfast Inn in Montrose, Colorado, presents an exceptional investment opportunity, ideal for various ventures such as boutique hotels, Airbnb, lifestyle accommodations, or wedding venues. Once subdivision is complete this property is expected to generate \$85,800 in NOI with a projected 7.2% net cap rate (AIRDNA Source). Cozy fireplaces enhance the ambiance, while five separate entrances provide convenience and privacy. Also features a manager's live-in suite complete with a bathroom and kitchen. Guests will appreciate many amenities including an outdoor pool, a designated cooking area, and private patios. Ample parking is available, accommodating up to 15 vehicles.

Transfer of Deed and closing will be dependent upon successful subdivision split with City of Montrose. Taxes are estimated and to be adjusted with subdivision split. Split estimated to be completed January 2025.



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