



*A Premier
Lake Chelan
Resort Opportunity*

FOR SALE | \$4,950,000

Mountain View Lodge & Resort

Manson, WA

Northshore Realty

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

The Mountain View Lodge & Resort represents an opportunity to acquire a well-established hospitality asset in one of Washington State's premier tourist destinations. Located in the growing community of Manson, this resort property combines breathtaking scenery, proximity to wineries, and year-round recreational opportunities.



INVESTMENT HIGHLIGHTS

 Turnkey operation with proven revenue growth and substantial upside potential

 Established operation with strong seasonal occupancy rates

 1.26-acre property plus 2 maintenance vehicles

 Strategic location within walking distance to Lake Chelan waterfront and Manson's downtown district

★★★★ 4.5 star rating with 318 reviews on Google
4-star rating with 60 reviews on Yelp

PROPERTY HIGHLIGHTS

LAND AREA: Approximately 1.26 acres

PARCEL NUMBER(S): 282135681250

ZONING: Commercial

LOT SIZE: 55,000 SF

BUILDING SIZE: 23,840 SF in two floors

YEAR BUILT: 1985 (Units, office, and pool House)
2009 (Pool pavillion)

UNITS: 31 Units

PARKING: 44 spaces, including
2 accessible and 1 EV charging station

PROPERTY OVERVIEW

Mountain View Lodge & Resort 25 Wapato Point Parkway, Manson, WA

Mountain View Lodge & Resort is a charming getaway nestled in the Lake Chelan Valley, offering a unique blend of comfort, relaxation, and adventure.

Located in Manson, WA, this resort provides a perfect base for exploring the picturesque surroundings and enjoying the region's renowned wine country.

The 31-unit property features a mix of double, queen and king rooms, plus suites with kitchenettes for an extended stay.

The outdoor amenity space is second to none, reflected by the property's repeated, 4+ star guest ratings.



PROPERTY OVERVIEW

Mountain View Lodge & Resort comprises a comprehensive hospitality asset positioned to capture Lake Chelan Valley's expanding tourism market. Set on 1.26 manicured acres in Manson, the property's thoughtful design emphasizes indoor-outdoor living while maximizing views of the surrounding landscape. The resort's 31 revenue-generating units are housed in a single, double-story building, across from its outstanding outdoor pool and outdoor recreation space, creating an atmosphere that encourages guest interaction while maintaining private spaces.

KEY FEATURES

- *Efficient site layout maximizing usable space across 1.26 acres*
- *Multiple buildings offering operational flexibility*
- *Strategic amenity placement supporting guest experience*
- *Strong infrastructure with regular maintenance program*
- *Opportunities for continued property enhancement*





PROPERTY OVERVIEW

Units

Mountain View Lodge & Resort encompasses 31 well-appointed units across various configurations, including traditional king and queen rooms, and suites with kitchenettes. Each accommodation category is thoughtfully designed to meet diverse guest needs, from weekend tourists to extended-stay visitors. Standard in-room amenities include HD TVs, mini-fridges, microwaves, coffee makers, and in-room safes, while upgraded units offer enhanced features such as kitchenettes, or additional living space.

Thoughtfully designed spaces that enhance guest experience.

1 Single Queen Room

12 Single King Rooms

14 Double Queen Rooms

1 Deluxe Kitchenette Room

Extra large, studio-style room includes a King bed, full sofa bed, and kitchenette/living area.

1 Family Kitchenette Room

King bed, large table, kitchenette, and a private Queen bedroom

1 Queen Kitchenette Room

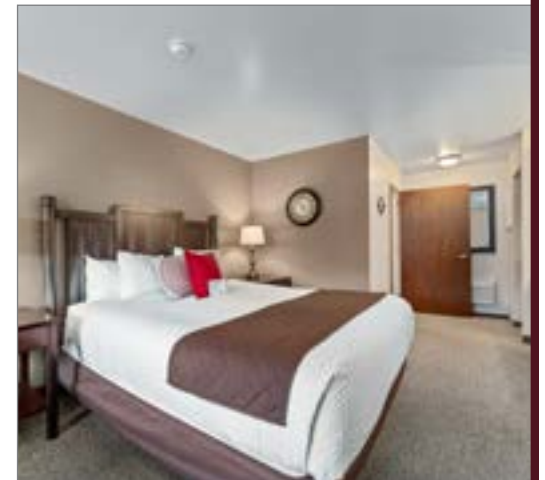
Queen bed, large table, and kitchenette.

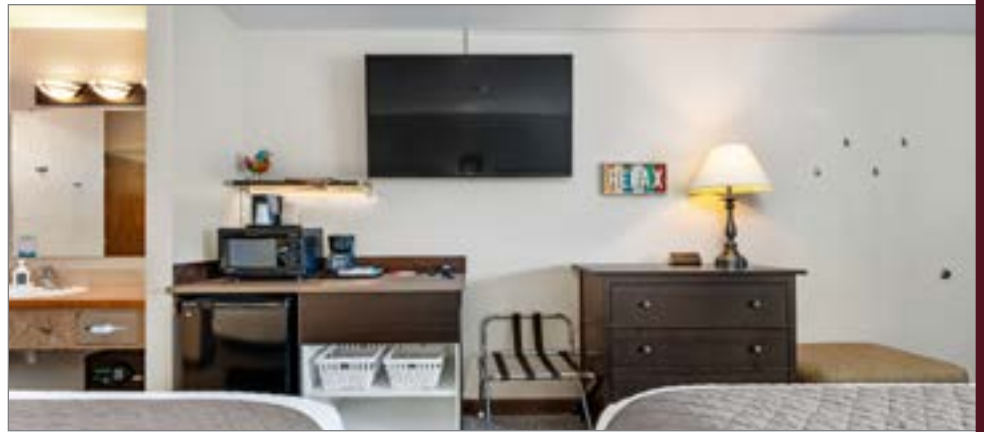
1 Family Suite

Large suite on the 1st floor with three Queen beds, one in its own private bedroom.

UNIT AMENITIES

- HD TV
- Mini Fridge
- Microwave
- Hair Dryer
- Coffee Maker
- Safe
- Bathrobes





PROPERTY OVERVIEW

Indoor Amenities

The welcoming lobby serves as the heart of Mountain View Lodge, featuring comfortable seating areas and a beautifully crafted reception desk that creates an inviting first impression for arriving guests. Natural light streams through large windows that frame mountain views, while thoughtful décor reflects the property's connection to local wine country and outdoor recreation. Beyond the lobby, guests enjoy access to a cozy fireplace seating area, family game room, and computer workstation. The property's common areas blend practical amenities with comfortable gathering spaces, creating natural flow between indoor and outdoor amenities.

LOBBY AMENITIES

- Spacious, light-filled entrance
- Large wooden and granite reception counter
- Merchandise counter
- Adjacent gathering room with game & dining tables
- Breakfast counter
- Fireplace with seating area
- Computer workstation for guests





HOTEL OPERATIONS AREAS AND EQUIPMENT

- Generously sized laundry room with 2 commercial sized washer and dryer units.
- Plenty of towel, linen and cleaning supply storage space
- Large work table
- Commercial kitchen with triple sink and refrigerator
- Reception back office
- 10-passenger van for guest transport and property maintenance
- Snowplow-equipped truck



PROPERTY OVERVIEW

Outdoor Amenities

Mountain View Lodge maximizes its outdoor spaces to capitalize on the region's favorable climate and spectacular views. The centerpiece is a well-appointed pool complex featuring a year-round hot tub and seasonal heated pool, complete with comfortable lounging furniture and shade structures. The popular Pavilion area serves as an outdoor social hub, offering multiple cooking and gathering spaces that guests consistently rate as a highlight of their stay. Thoughtfully designed activity areas provide additional recreational opportunities, appealing to both families and groups.

Resort-style features that drive guest satisfaction and repeat visits.

- Comprehensive pool complex with year-round hot tub and seasonal heated pool
- Social gathering pavilion with multiple gas grills and fire pit
- Expansive, grassy recreation area with yard games and equipment
- Modern conveniences including EV charging station

KEY FEATURES

- **Pool Area:** Full-service amenities including sunbathing furniture, complimentary towels, and pool toys
- **The Pavilion:** Four fully-equipped gas grilling stations, fire pit gathering space, and ample seating
- **Recreation Spaces:** Multi-purpose grass areas equipped with volleyball, ladderball, cricket, and cornhole
- **Guest Services:** Strategic amenity placement maximizes usability while maintaining quiet zones near guest rooms







LOCATION

Mountain View Lodge & Resort 25 Wapato Point Parkway, Manson, WA

Manson, WA is a lakeside town on the north shore of Lake Chelan in central Washington.

Manson has 5 lakes scattered along its beautiful landscape including Lake Chelan, Wapato Lake, Roses Lake, Dry Lake and Antilon Lake.

Nestled in the Cascades and surrounded by water, Manson is a base camp for hiking, biking, fishing, kayaking, paddleboarding, skiing, and other outdoor recreation.

Visited for its wineries, orchards, and recreation, it's also known for its beautiful views of the Cascade Peaks.



LOCATION

The Lake Chelan Valley has emerged as one of Washington State's premier four-season destinations, combining world-class wineries, outdoor recreation, and lakeside attractions. The region's transformation from a summer-only destination to a year-round resort area has significantly extended the traditional tourist season. Driven by its reputation as a premier wine destination, Manson has emerged as a sophisticated alternative to downtown Chelan, creating additional value for well-positioned hospitality assets.

Multiple demand drivers support year-round visitation.

The area continues to attract a diverse visitor base from across the Pacific Northwest, with particularly strong representation from the Seattle/Tacoma metro area. Recent years have seen growth in both weekend visitors and extended-stay guests, supported by:

- *Expanding wine tourism including multiple new tasting rooms in Manson*
- *Growing popularity of shoulder season events like Lake Chelan Wine Valley's Fall Crush and Spring Barrel Tasting*
- *Increased winter activities at Echo Valley Ski Area and snowmobile trails*
- *Year-round golf at Bear Mountain Ranch and Lake Chelan Golf Course*





LOCATION

Downtown Manson offers a charming lakeside town atmosphere, centered around Manson Bay Park and its public marina. The walkable main street features a curated mix of wine tasting rooms, restaurants, and local shops, all set against the backdrop of Lake Chelan's stunning north shore. Enhanced pedestrian areas and public spaces in the downtown core have strengthened Manson's appeal as a destination unto itself. The community maintains its authentic small-town character while providing visitors with upscale dining options, boutique shopping, and easy access to water recreation, creating an engaging environment that encourages guests to explore on foot.



FINANCIALS

Strong occupancy levels with demonstrated growth opportunities.

INVESTMENT TYPE:	Motel- 31 rooms plus pool
OFFERING PRICE:	\$4,950,000
PRICE PER ROOM:	\$159,677
PRICE PER SF:	\$207.63
2021 NOI:	\$516,294
2022 NOI:	\$415,121
2023 NOI:	\$419,907
3-YR AVERAGE NOI:	\$450,441
3-YR AVERAGE CAP:	9.10%
3-YR AVERAGE REVPAR*:	\$113.42

*Revenue Per Available Room Night (RevPAR) =
Gross Revenues / Available Night



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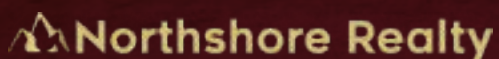
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