



LIST PRICE
\$1,649,000

TRIPLEX WITH MIXED-USE POTENTIAL **FOR SALE**

Premier Lodging Opportunity in Salida, CO

Gross Operating Income: over \$132,000 - **Net Operating Income:** over \$85,000!

Enjoy the perfect blend of **long-term rental stability** and **short-term rental profitability** with this turnkey triplex in one of Colorado's most sought-after mountain towns.

Why Invest in This Property?

- No Short-Term Rental Permit Needed
 - **Commercial Zoning** with **Boarding House** certificate of occupancy (CO) allows **up to 10 transient occupants** without the hassle of obtaining an STR permit.
- Turnkey Ready
 - **Fully furnished** vacation rental with a **hot tub** and high-end finishes such as heated floors, granite countertops, walk-in tiled shower with dual shower heads, and stunning mountain views elevate the guest experience.
- Prime Location in Salida, CO
 - **10 minutes** to downtown Salida's dining, shopping, and entertainment.
 - **20 minutes** to Monarch Mountain & the Arkansas River for skiing and outdoor activities.
 - A **strong demand for vacation rentals** ensures high occupancy rates year round.



Get in Touch

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ZONING DETAILS



One-of-a-kind property in Chaffee County. Zoned commercial and registered as a boarding house which allows up to 10 transient occupants to stay at the property without a short-term rental permit. Transient occupants are defined by the International Building Code as guests who stay for 30 days or less. There is not a limit on how many long-term occupants may inhabit the property.

Example Rental Configurations:

Unit A: short-term rental (4 occupants)

Unit B: short-term rental (6 occupants)

Unit C: primary residence / long-term rental (unrestricted occupants)

Unit A: short-term rental (2 occupants)

Unit B: long-term rental (unrestricted occupants)

Unit C: vacation home / short-term rental (8 occupants)

Unit A: long-term rental (unrestricted occupants)

Unit B: long-term rental (unrestricted occupants)

Unit C: vacation home / short-term rental (10 occupants)

Current Configuration:

Unit A: long-term rental (unrestricted occupants)

Unit B: long-term rental (unrestricted occupants)

Unit C: short-term rental (8 occupants)



9955 COUNTY ROAD 339, UNITS A-C
SALIDA, CO 81201

Discover the income potential of this commercial triplex in Salida, CO. With steady rental income and manageable expenses, this property is an attractive addition to any portfolio.

Below is a detailed analysis:

2024 Gross Operating Income (GOI)

- Unit A: \$16,200.00
- Unit B: \$20,156.72
- Unit C: \$96,303.13

Total GOI: \$132,659.85

2024 Operating Expenses

- Property Taxes: \$3,046.65
- Landlord Insurance: \$3,096.21
- Cleaning & Maintenance: \$18,723.48
- Commissions & Fees: \$3,666.07
- Legal & Professional Fees: \$888.25
- Management Fees: \$3,015.32
- Refunds: \$956.59
- Repairs: \$2,944.25
- Supplies: \$3,746.81
- Utilities: \$7,501.87

Total Operating Expenses: \$47,585.50

Net Operating Income (NOI)

- **NOI: \$85,074.35**

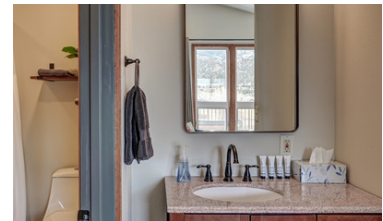
Property Valuation

- **5% Cap Rate: \$1,701,487.00**
- **4,464 Gross Building Area (GBA) at \$407 per square foot: \$1,816,848.00**

UNIT A

Unit A is an upper-level 1 bedroom apartment with large windows facing both the North and South. The unit has been newly remodeled to include heated tile floors, a rainfall shower head, and a kitchenette. The private patio faces the south and is a great place to relax on sunny days. There is lots of storage throughout the unit and shares 4 private off-street parking spaces with Unit B.

- 610 sq ft
- 1 bedroom / 1 bathroom
- Private patio
- Kitchenette
- Vaulted ceilings
- Heated tile flooring
- Rainfall shower head
- Washer/dryer included
- Leased through 4/31/25
- Managed by local PM



UNIT B

Unit B is a lower-level apartment featuring two bedrooms and one bathroom. The unit has been completely remodeled and includes granite countertops in the kitchen and bathroom, a beautifully tiled walk-in shower, and LED lights throughout. There is a private patio and courtyard to enjoy BBQing and hanging with friends.

- 777 sq ft
- 2 bedrooms / 1 bathroom
- Private patio & courtyard
- Granite countertops
- Baseboard heating
- Walk-in tiled shower
- Washer/dryer included
- Leased through 3/31/25
- Managed by local PM



UNIT C

Unit C is currently listed on Airbnb, VRBO, booking.com and direct. The home is newly renovated with a private hot tub, large game room, two king suites, an expansive deck, and a sunroom with panoramic views of breathtaking mountains. Airbnb listing: [airbnb.com/h/greatsalida getaway](https://www.airbnb.com/h/greatsalida getaway).

- 3,077 sq ft
- 3 bedrooms / 2 bathrooms
- FULLY FURNISHED
- Sunroom with wet bar
- Multiple living rooms
- Granite countertops
- Walk-in tiled shower w/ dual shower heads
- Dual bathroom vanity
- Hidden room below staircase
- Radiant wall & floor heating
- Oversized attached 2 car garage
- Overflow off-street parking
- Private 731 sq ft deck
- HotSprings HOT TUB
- Storage shed
- Large fenced in backyard
- Washer/dryer included
- Self-managed



2023 & 2024 PROPERTY UPDATES

- Fully remodeled
- 30 year composite roof replaced
- Water heaters replaced
- Unit B dryer & dishwasher replaced
- Unit C washer/dryer & fridge replaced
- Hot tub installed
- Asphalt driveways added



WHY SALIDA, CO?

A Hidden Gem in the Heart of the Rockies

Nestled along the Arkansas River and surrounded by breathtaking mountain views, Salida, Colorado, offers a unique combination of outdoor adventure, vibrant arts culture, and an emerging real estate market. Known for its small-town charm, Salida is one of Colorado's most desirable destinations for both residents and visitors alike. Here's why investing in Salida is a decision that offers incredible potential:

Real Estate Market with Strong Potential

- **Unique Investment Opportunity:** Salida's real estate market is characterized by its limited competition and strong demand. The town's commercial zoning and registration as a boarding house mean properties here offer greater flexibility and a higher income potential than typical residential properties.
- **Increasing Property Values:** The town has seen an increase in property values as more people recognize its appeal, particularly among investors looking for opportunities in a growing, yet still affordable, market.
- **Diverse Investment Options:** Whether you're seeking a vacation rental, a long-term rental, or a mixed-use property with both, Salida offers diverse investment opportunities that allow you to maximize income while enjoying the beauty of the area.

Growing Tourism & Demand for Short-Term Rentals

As a gateway to adventure tourism, Salida has seen increasing demand for short-term rentals (STRs), making it an ideal location for investment in vacation rental properties.

- **High Tourist Traffic:** Whether it's for skiing, rafting, or arts festivals, visitors flock to Salida for its rich experiences.
- **Flexible Rental Market:** Thanks to its boarding house zoning, properties in Salida that can cater to both long-term residents and transient guests (without needing a short-term rental permit) offer flexibility in maximizing rental income.
- **Short-Term Rental Potential:** With tourism on the rise, properties can command premium nightly rates for vacation stays.

Outdoor Adventure & Recreation Hub

Salida is an outdoor lover's paradise, attracting year-round visitors with its proximity to Monarch Mountain Ski Area, the Arkansas River, and numerous hiking and biking trails.

- **Monarch Ski Area:** A popular winter destination that recently expanded, drawing skiers and snowboarders from all over.
- **The Arkansas River:** Known for world-class whitewater rafting, kayaking, and fishing.
- **National Forests & Trails:** With an abundance of trails for hiking, biking, and camping, Salida is a hub for active residents and visitors.
- **Scenic Beauty:** Surrounded by the Sawatch Range, Salida offers stunning panoramic views and a serene lifestyle that appeals to nature lovers.

Vibrant Arts & Culture Scene

Salida's arts community is a driving force behind its unique character and growing tourism.

- **Art Galleries & Studios:** With a vibrant arts district, Salida is home to over 20 galleries, showcasing local talent and attracting art enthusiasts.
- **Art Walks & Festivals:** Events like the Salida Art Walk and FIBArk (First in Boating on the Arkansas) create a lively atmosphere, bringing visitors year-round.
- **Creative Economy:** The town's creative spirit fosters a welcoming environment for artists, makers, and entrepreneurs, creating a strong sense of community and culture.

Small-Town Charm with Big-City Amenities

Despite its small size, Salida is a thriving, self-sustaining community offering everything you need:

- **Local Restaurants & Shops:** From cozy cafes to gourmet dining and local breweries, Salida's downtown area offers a variety of options to cater to every taste.
- **Growing Infrastructure:** Recent investments in infrastructure, including improvements to roads, public services, and utilities, ensure the town is poised for future growth while retaining its rural charm.
- **Access to Urban Amenities:** With Colorado Springs and Denver just a few hours away, residents enjoy the balance of small-town living with access to larger metropolitan areas for work, shopping, and cultural events.