

FOR SALE

INN OF THE LOST COAST

Shelter Cove, Humboldt County, CA

LC INN OF THE
LOST COAST
SHELTER COVE



Waterfront Boutique Hotel - Prominently Set 90' Above Ocean Shore



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Hotel Website:
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INN OF THE LOST COAST

Sales Price: \$6,500,000

LOCATION:	205 Wave Dr., Shelter Cove, CA 95589
YEAR BUILT:	1968, 1997 & 2007 + Extensive Renovations since 2017
BUILDING SIZE:	20,000+/- Square Feet (To Be Verified)
LOT AREA:	21,780+/- Square Feet (Ocean Cliff 90' Above Shore)
ZONING:	CR (Commercial Recreation)
CONSTRUCTION:	2 & 3-Story Wood Frame in 3 Buildings
LAYOUT:	18 Guestrooms + Penthouse Suite + Manager's Unit
INCOME:	Gross: \$819,719 & Net: \$491,831 (Projected for 2024)
CAPITILIZATION RATE:	7.56 (Projected for 2024)



Perched high on a cliff overlooking the dramatic, rugged Pacific Coastline's crashing surf, the *Inn of the Lost Coast* is a casual secluded Inn on California's renowned Lost Coast. All Guestrooms have balconies or patios with Ocean Views plus suites offer kitchenettes, in-room spa tubs, saunas, private decks and gas fireplaces. In addition to a luxurious Penthouse Suite, there is an Event/Meeting Room, two (2) leased income sources on site - a bistro-style coffee shop and pizza/bakery that provides choices for Guests and additional stable income for Owner year around. Owner has meticulous books & records to satisfy the most discriminating Buyer.

