

# The Historic Rock Inn



17539 ELIZABETH LAKE ROAD, LAKE HUGHES, CALIFORNIA 93532



## Real Estate & Business for Sale

Commercial Brokers Group is pleased to represent the sale of the historic Rock Inn in Lake Hughes, California. Tucked in the hills of the Angeles National Forest, this iconic multi-functional property isn't just a place—it's an experience. The property currently operates as a full-service restaurant, bar, seven-room boutique inn with a third floor penthouse, three-unit apartment building and freestanding salon building. The real estate offering includes four parcels and their improvements with immediate rental income. Both the real estate and business are for sale and must close concurrently. Inquire for additional details on the business sale opportunity.

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## HIGHLIGHTS

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<b>Sale Price:</b>	\$1,500,000
<b>Property Type:</b>	Restaurant & Bar, Entertainment, Hotel, Apartments, Retail
<b>Stories:</b>	3 Story-Main Building, 2 Story-Apartments, 1 Story-Freestanding
<b>Lot Size:</b>	25,021+/- combined SF
<b>Construction:</b>	Predominantly River Rock
<b>Year Built:</b>	1929-Main Building, 1930-Apartments, 1955-Freestanding
<b>Parking:</b>	3 parking lots plus ample motorcycle parking
<b># of Parcels:</b>	4
<b>APNs:</b>	3241-018-020, 3241-018-021, 3241-014-014, 3242-024-012
<b>Seismic:</b>	Earthquake Retrofitted
<b>Zoning:</b>	Unincorporated LA County-CRU Rural Commercial
<b>Utilities:</b>	Public Power, Public Water, Public Sewer, Propane Gas



**Zoning Ordinance**



**Video Tour**

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## PROPERTY HISTORY:

The Rock Inn represents a hybrid commercial model. It draws revenue from food, drink, short and long term lodging, entertainment and income from the salon tenant while also acting as a community hub for the immediate area and surrounding communities. Constructed in 1929 by Joel B. Hurd, the Rock Inn was built to replace a wood structure lost to fire. Using local quarried metamorphic stone—predominantly river rock—the primary three-story building features striking arched windows, expansive stone fireplaces and a rugged aesthetic that resonates with both early 20th-century craftsmanship and modern rustic appeal.

Originally a grocery, post office, gasoline station, hotel and stagecoach stop, the Inn served as a commercial hub for travelers and vacationers visiting nearby lakes and resort cottages. Post-WWII, the upper floors of the hotel were converted into duplex housing for Hurd's sons. In 1975, world famous actor Paul Koslo acquired the historic property, reinforcing the structure and converting it into a bed-and-breakfast, keeping much of its original character intact. The Koslo family has remained the owners and caretakers of the entire property, maintaining its structural and community integrity for over 50 years.

Situated on Elizabeth Lake Road, the property benefits from proximity to the Pacific Crest Trail, local lakes and the Angeles National Forest. It combines historical charm with easy accessibility that appeals not just to locals but to motorcyclists, classic and performance car enthusiasts, hikers and nostalgia-driven travelers and remains a culinary and social anchor in the area. This iconic roadhouse serves up rustic charm, hearty food, live music, lodging and old-school hospitality that keeps travelers and locals coming back for more.

The Rock Inn exemplifies how rural commercial real estate can balance historical preservation, multi-functionality, sustainability and growth potential. Its blend of architecture, niche positioning and community integration produces a macroscopic value.

With thoughtful enhancements—especially in guest experience, tied services such as terrain utilization—it holds so much potential to an owner-investor. Its true value lies beyond spreadsheets: it's a living heritage asset and regional anchor capable of generating both place-based pride and purposeful, profitable commerce.

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## SITE PHOTOS



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.