



For Sale

ALBANY LODGE

1148 State Highway 11
Albany Wyoming



ABOUT THIS PROPERTY:

Albany Lodge is a resort located in Albany, Wyoming, nestled in a canyon at the base of the Snowy Range Mountains. The lodge and its cabins offer stunning views, inviting interiors, and all the comforts of home. You can explore the Medicine Bow National Forest right from your doorstep.

Situated just 32 miles west of Laramie, Albany Lodge is an easy two-and-a-half-hour drive north of Denver and is open year-round. It is not only a premier destination in the Rocky Mountain region but also a favorite for many Midwest travelers.

FEATURES:

- Lodge with Restaurant and Wedding Venue
- Bar with Full Retail Liquor License
- Convenience Store
- 9 Room Two Story Motel
- 8 Cabins on Property (2 employee) and several managed rentals
- Polaris Adventures UTV and Snowmobile Rental Contract



Laramie Land
Company
KNOW *like* TRUST

Laramie Land Company is pleased to offer the Albany Lodge for sale!

The sale includes the 4,812-square-foot lodge with restaurant and bar, a two-story, nine-room motel with laundry, and several rentable cabins on a 5.49-acre lot.

Turnkey operation with proven revenue growth and substantial upside potential

Established operation with strong seasonal occupancy rates

LODGE

- Offering Price \$5,920,000.00
- Lodge 4,812 Square Foot Built in 1972
- Lot Size 5.49 (acres)
- Restaurant and Wedding Venue
- Bar with Full Retail Liquor License
- Convenience Store

MOTEL

- 2 Story 9 Room Motel with Laundry Facility

RENTAL SHOP

- Polaris Adventures Rental Contract
- 65 Rentable Snowmobiles and UTVs in the Summer
- Rental Shop 3471 Square Foot Built in 2003
- KLIM, TOBE, and BCA Retail Sales

ACCOMMODATIONS Occupancy Bathrooms Square Feet

ACCOMMODATIONS	Occupancy	Bathrooms	Square Feet
• Hotel Rooms (1-9)	4	1	270
• Fox Cabin	6	1	794
• Willow Cabin	6	1	794
• Brown House	10	2	1630
• Little Cabin	3	1	333
• Suite 1	4	1	350
• Suite 2	4	1	350
• Beau Cabin	6	1	775
• Charlie Cabin	6	1	950

REVENUE STREAMS

1. Lodging Revenue
2. Aspen Hollow Rentals
3. ATM
4. Bar Revenue
5. Fuel Revenue
6. Grooming Revenue *
7. Guide Service Revenue
8. Jukebox income
9. Outside Catering
10. Package Store
11. Permit Sales
12. Restaurant Revenue
13. Shop and Accessories
14. Damage Waiver
15. Rentals
16. Special Events Revenue
17. SRR Cabin/Room Rentals
18. Trading Post

*Grooming contract not included in sale but up for discussion

