



# FOUR SEASONS LODGE- SOUTH FORK, CO

30362 Us Highway 160,  
South Fork, CO 81154

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**BROCHURE**

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### PROPERTY DESCRIPTION

Four Seasons Lodge at 30362 US Highway 160 in South Fork, Colorado is offered as a fully operational, 20-room independent economy hotel set on 0.64 acres along one of the most heavily traveled mountain highway corridors in the Colorado Southwest. The 13,542-square-foot, two-story wood-frame building features exterior corridor access, fully-equipped kitchens, multi-room suite configurations, high-speed internet, and public Wi-Fi – all supporting the property's newly implemented contactless check-in model that drives lean operational overhead. There is also a large 2BR/1BA manager's quarters in addition to the 18 rooms and 2 cabins.

### PROPERTY HIGHLIGHTS

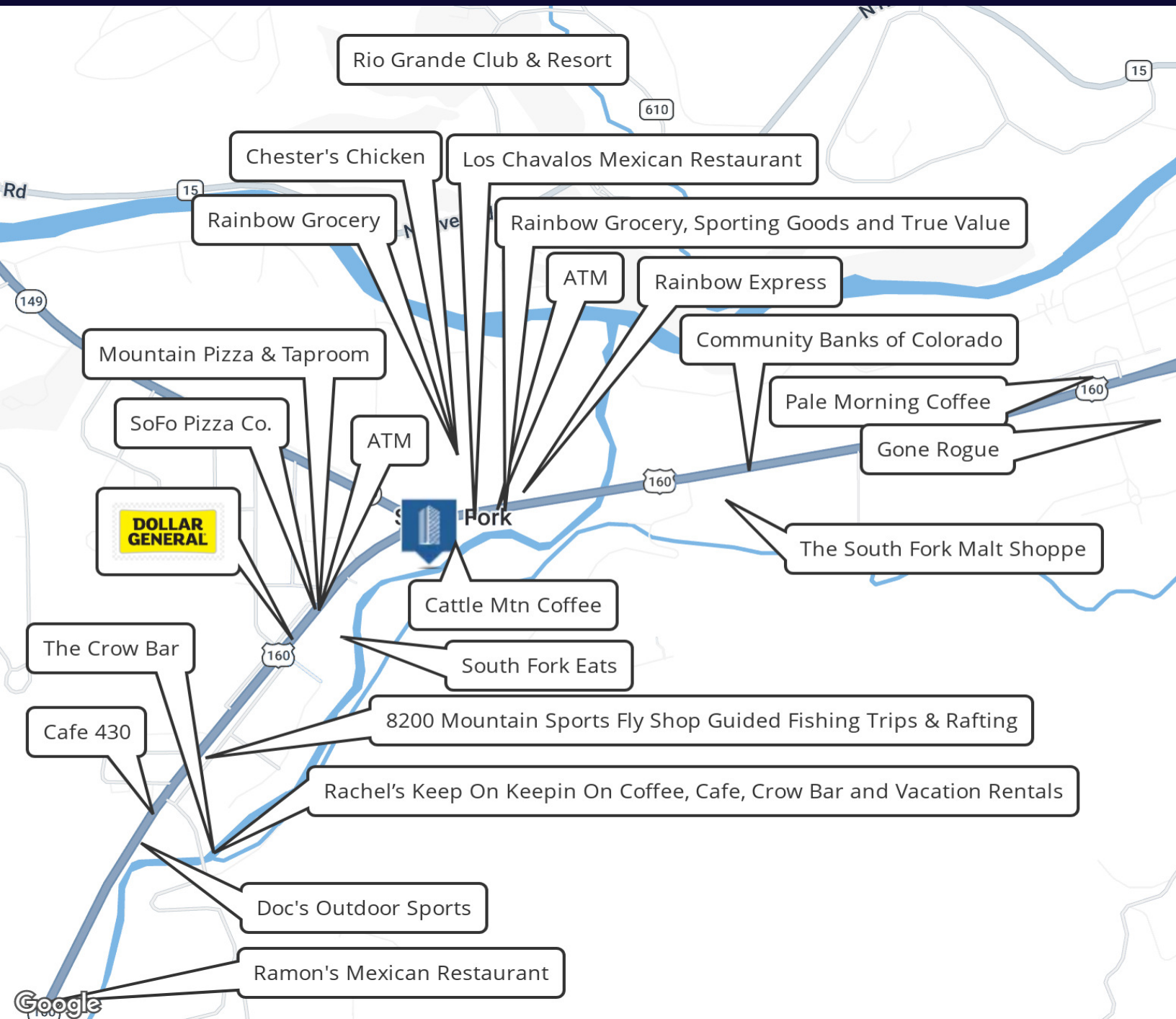
- 20-key independent hotel in high-demand Colorado mountain market
- Prime frontage and visibility along US Highway 160
- Located in a year-round tourism destination near skiing, fishing, and outdoor recreation
- Spacious rooms with kitchen amenities ideal for extended-stay guests
- Value-add opportunity through renovations and operational improvements
- Limited local competition with strong barriers to entry
- Consistent drive-to destination with growing visitor demand
- Newly installed contactless check-in and remote locks in all units
- Newer asphalt parking lot
- New commercial washing machine

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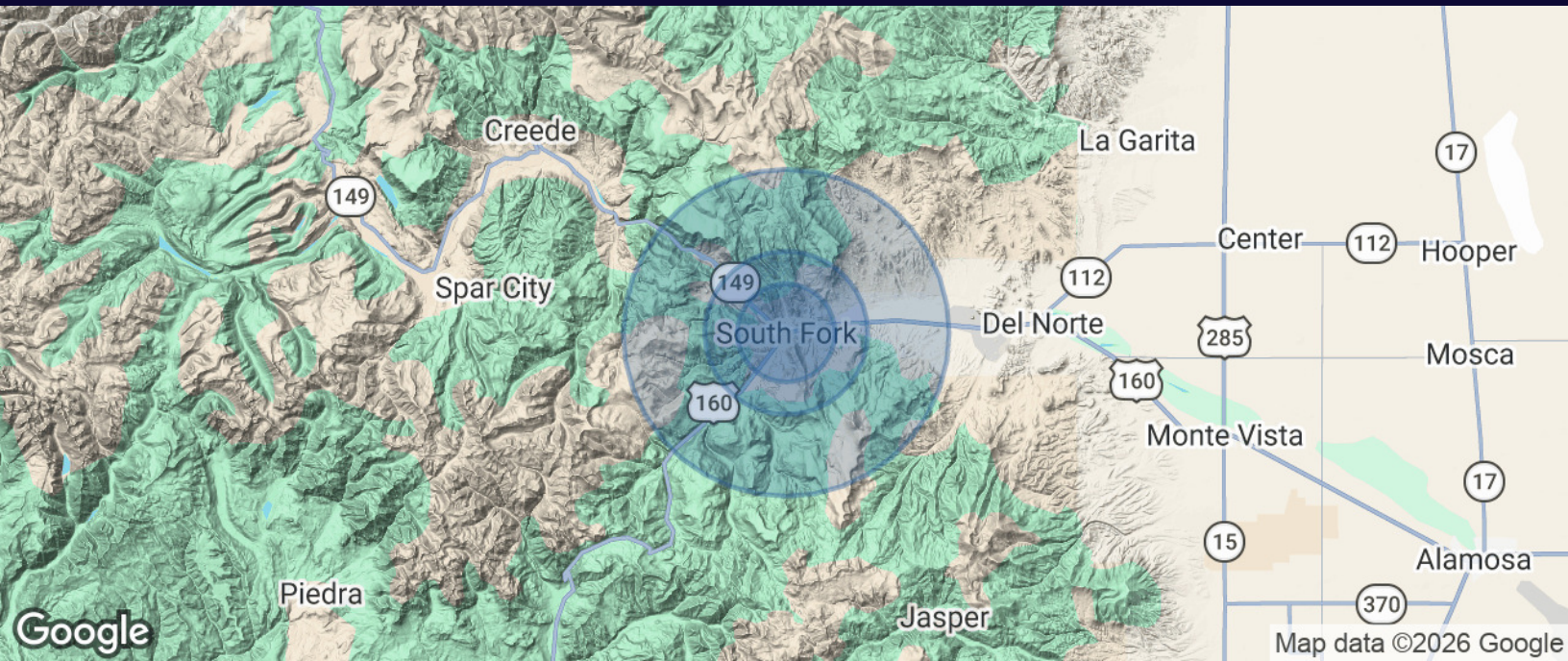
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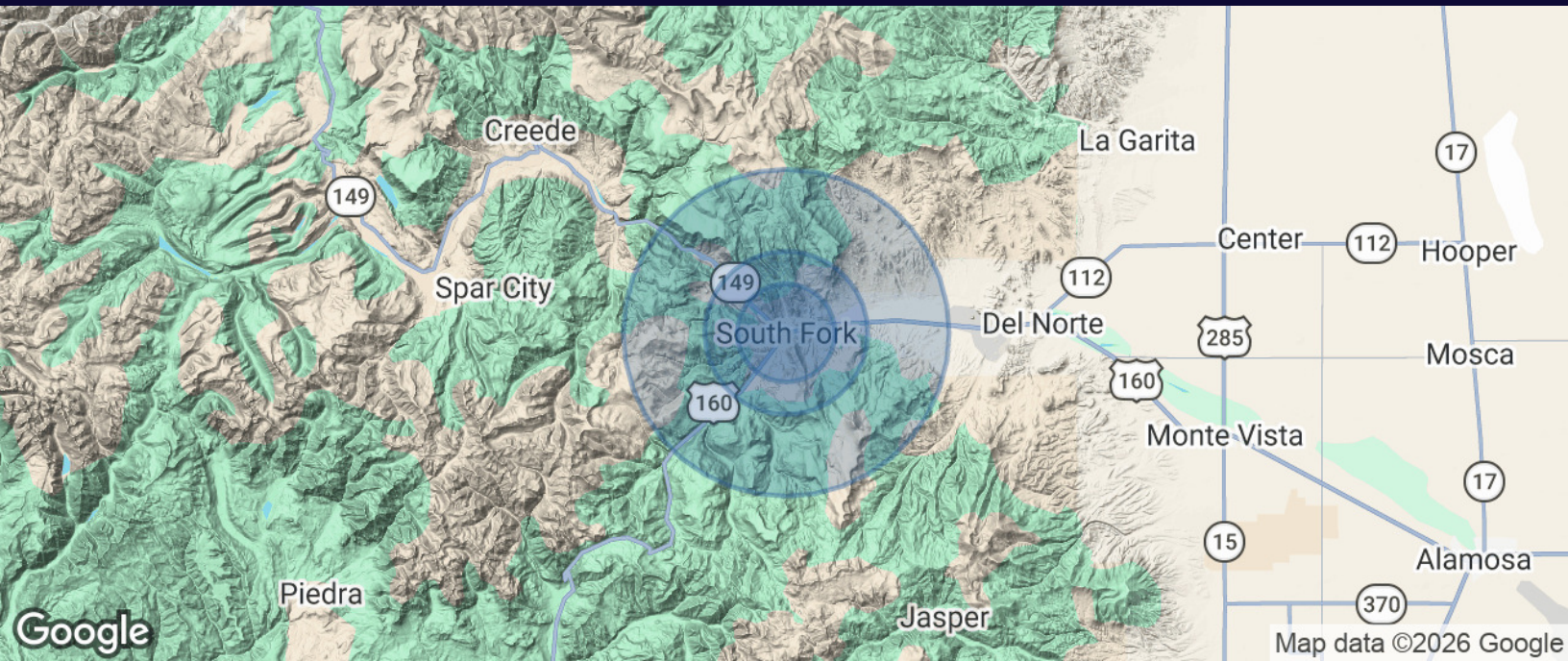
POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	121	320	1,002
<b>Average Age</b>	57.8	57.8	57.5
<b>Average Age (Male)</b>	57.6	57.7	57.4
<b>Average Age (Female)</b>	54.6	54.5	54.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	54	145	459
<b># of Persons per HH</b>	2.2	2.2	2.2
<b>Average HH Income</b>	\$101,281	\$99,669	\$98,342

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**Average House Value**

\$270,837

\$269,452

\$271,961

*2023 American Community Survey (ACS)*

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<b>Sale Price</b>	<b>\$1,195,000</b>
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### LOCATION INFORMATION

<b>Building Name</b>	Four Seasons Lodge - South Fork, CO
<b>Street Address</b>	30362 Us Highway 160
<b>City, State, Zip</b>	South Fork, CO 81154
<b>County</b>	Rio Grande
<b>Sub-market</b>	Colorado Southwest Area

### BUILDING INFORMATION

<b>Building Size</b>	13,542 SF
<b>Number of Floors</b>	2
<b>Year Built</b>	1966
<b>Year Last Renovated</b>	2023

### PROPERTY INFORMATION

<b>Property Type</b>	Hospitality
<b>Property Subtype</b>	Limited Service
<b>Zoning</b>	C
<b>Lot Size</b>	34,025 SF
<b>APN #</b>	2134000140

### PARKING & TRANSPORTATION

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