

The Aspen

229 N Hayden Street, West Yellowstone, Montana 59758

FOR SALE

Premier Lodging Property
in the Heart of
West Yellowstone, MT

Location:
West Yellowstone, Montana

Lots:
• 3 Prime City Lots

Units:
• 8 Condos
• 8 Hotel Rooms
• 4 Employee Housing Units

Additional Features:
• Guest Lobby
• Guest Laundry
• Large Garage

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A rare investment opportunity in one of the most sought-after tourist destinations near **Yellowstone National Park** — this professionally-run **lodging property** offers a perfect blend of income-producing accommodations, employee housing, and long-term development potential. This is a **rare chance to acquire a revenue-generating property** with both guest accommodations and built-in workforce housing — a major competitive advantage in the West Yellowstone lodging market. Whether you're expanding your hospitality portfolio or looking for a foothold in Montana's busiest tourism hub, this property checks all the boxes.



Property Highlights:

Eight (8) Condominiums

Well-maintained and ideal for nightly or extended guest stays, these units provide a cozy and convenient base for visitors to Yellowstone.

Eight (8) Hotel Rooms

Clean, comfortable, and designed for short-term lodging, the hotel rooms contribute to strong seasonal revenue.

Guest Amenities

A welcoming lobby, on-site guest laundry, outdoor common space enhances the guest experience and operational efficiency.

Storage space

A very large garage provides ample room for equipment, maintenance storage, or future repurposing.

Extremely Rare Employee Housing

A key asset in this market, the property includes four (4) employee housing units (approximate value of \$1.4M), crucial for staffing in a high-demand tourism area:

- Two (2) Two-Bedroom Apartments – Full kitchens, ideal for long-term staff housing
- One (1) Two-Bedroom Cabin – A unit with full kitchen and rustic charm
- One (1) Studio Apartment – Efficient and comfortable living space



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• INTERIOR PHOTOS •



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Options for future

Development/Commercial uses

- This property is in the commercial district and has potential for various future uses

Location Benefits:

- Just minutes from the West Entrance to Yellowstone National Park
- High traffic count and visibility in a busy tourist corridor
- Zoned for commercial use with development flexibility



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CAPITAL IMPROVEMENT

- New carpet in all king rooms and main floor of all condos – 2021
- New mattresses for all beds – 2021
- New sofas in all condos – 2021
- New TVs in al condos – 2021
- New PTACs in all king rooms – 2020-2022
- New heating elements in all electric hot water heaters – 2022
- New Ice Machine in guest laundry – 2022
- New plumbing hookups on Employee Housing Cabin – 2022
- New electrical wiring and electric stove in Employee Housing Cabin - 2022
- New fire alarm in hotel building and 108 Condo building - 2021
- New electrical hookups for guest laundry room, electric dryer – 2022
- New dishwasher condo 117 – 2021
- New electric oven condo 117 -2021
- Service and new bearings on commercial dryer – 2022
- Updated DIRECTV (Albridge) in all units – 2020
- Fiber internet and Wi-Fi infrastructure – 2019
- Onsite food trailer, and city license for 2 Mobile Food Vendor spaces
- New desk and chairs for all king rooms - 2021
- New flooring and front desk for lobby – 2019
- Landscape upgrades – 2021
- Window treatments – 2022



2021 HOTEL OCCUPANCY

Type	Jan %	Feb %	Mar %	Apr %	May %	Jun %	Jul %	Aug %	Sep %	Oct %	Nov %	Dec %	Occ %
Comfort 2 BDRM Condo	0	0	0	0	39	97	97	74	75	26	0	0	34
Family Condo	0	0	0	0	39	96	94	61	88	18	0	0	33
King	0	0	0	0	52	98	97	95	97	44	0	0	40
Standard 2 BDRM Condo	0	0	0	0	45	93	97	84	83	50	0	0	38
Standard 3 BDRM Condo	0	0	0	0	35	97	98	84	75	38	0	0	36
Superior 2 BDRM Condo	0	0	0	0	47	95	97	77	92	40	0	0	37
Occupancy %	0%	0%	0%	0%	47%	97%	97%	87%	90%	41%	0%	0%	38%

2022 HOTEL OCCUPANCY

Type	Jan %	Feb %	Mar %	Apr %	May %	Jun %	Jul %	Aug %	Sep %	Oct %	Nov %	Dec %	Occ %
Comfort 2 BDRM Condo	0	0	0	13	45	70	87	81	80	13	0	0	32
Family Condo	0	0	0	10	41	79	93	30	38	7	0	0	25
King	0	0	0	2	82	64	62	79	92	44	0	0	35
Standard 2 BDRM Condo	0	0	0	3	67	73	85	73	74	31	0	0	34
Standard 3 BDRM Condo	0	0	0	12	69	73	79	53	78	20	0	0	16
Superior 2 BDRM Condo	0	0	0	2	60	88	87	85	92	26	0	0	16
Occupancy %	0%	0%	0%	5%	71%	71%	74%	73%	84%	33%	0%	0%	34%

2023 HOTEL OCCUPANCY

Type	Jan %	Feb %	Mar %	Apr %	May %	Jun %	Jul %	Aug %	Sep %	Oct %	Nov %	Dec %	Occ %
Comfort 2 BDRM Condo	0	0	0	0	74	67	74	74	60	16	0	0	30%
Family Condo	0	0	0	0	23	45	81	65	40	0	0	0	21%
King	0	0	0	16	94	90	91	90	99	31	0	0	43%
Standard 2 BDRM Condo	0	0	0	14	77	82	87	82	83	29	0	0	38%
Standard 3 BDRM Condo	0	0	0	5	60	80	87	67	62	11	0	0	31%
Superior 2 BDRM Condo	0	0	0	7	53	82	92	68	68	24	0	0	34%
Occupancy %	0%	0%	0%	11%	77%	83%	88%	82%	82%	25%	0%	0%	37%

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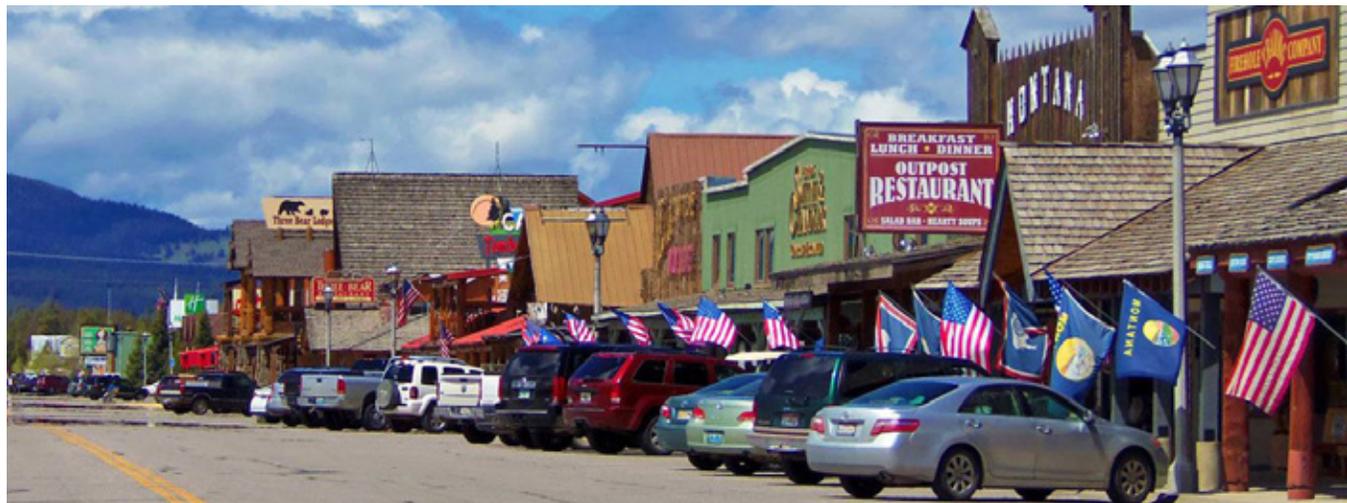
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WEST YELLOWSTONE

West Yellowstone is a town in southern Montana. It's a gateway to Yellowstone National Park, known for the huge Old Faithful geyser and the Grand Canyon of the Yellowstone. The park is home to wildlife like elk and bison. In town, the Grizzly and Wolf Discovery Center offers the chance to get close to bears and wolves. Housed in an old train depot, Yellowstone Historic Center traces local history and transportation.

We all know Yellowstone National Park is a world-class destination, but there are plenty of interesting and entertaining things to do just outside the western entrance. From historical attractions to wildlife viewing, hiking and fishing to indoor gun ranges, and even classic theater entertainment, the quaint town of West Yellowstone is an attraction all by itself.



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YELLOWSTONE PARK

West Yellowstone, Montana is the western gateway to Yellowstone National Park. The west entrance is open to regular vehicle traffic from late April to early November. It then closes to all vehicles until mid-December. December 15 through March 15 is a season of guided over-the-snow travel on snowmobiles and snow coaches. The west entrance closes to vehicles on March 15 until a season of bicycle-only travel in early April and opens again to regular vehicles in late April.

Yellowstone National Park is the flagship of the National Park Service and a favorite to millions of visitors each year. The park is a major destination for all members of the family. By driving the grand loop road, visitors can view the park from the comfort of their vehicle and also take a rest at one of the many roadside picnic areas. For the active visitor, the park has thousands of miles of trails from day hikes to back-country explorations. The main attractions are all located on the grand loop road and here are some of the top reasons to visit the park.

World's First National Park

- 2,219,789 acres (Larger than Rhode Island and Delaware combined)
- Wildlife - 7 species of ungulates (bison, moose, elk, pronghorn), 2 species of bear and 67 other mammals, 322 species of birds, 16 species of fish and of course the gray wolf.
- Plants - There are over 1,100 species of native plants, more than 200 species of exotic plants and over 400 species of thermophiles.
- Geology - The park is home to one of the world's largest calderas with over 10,000 thermal features and more than 300 geysers. It has one of the world's largest petrified forests. It has over 290 waterfalls with the 308' Lower Falls of the Yellowstone River as its showpiece.
- Yellowstone Lake is the largest (132 sq. mi.) high altitude (7,732') lake in north america.
- 9 visitor centers
- 12 campgrounds (over 2,000 campsites)



Jaxson Maurer

jaxson@wccommercialrealty.com

(425) 375-3550
www.wccommercialrealty.com
www.windermereonmain.com

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