



BASALT MOUNTAIN INN

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TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
PROPERTY DESCRIPTION	4
REGIONAL MAP	5
DEMOGRAPHICS MAP & REPORT	6
ADDITIONAL PHOTOS	8

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PROPERTY DESCRIPTION

Basalt Mountain Inn presents a rare opportunity to acquire a charming boutique lodging property in the heart of Basalt, strategically positioned within the highly desirable Roaring Fork Valley between Aspen and Glenwood Springs. This premier Rocky Mountain destination attracts affluent year-round travelers seeking world-class skiing, fly fishing, hiking, rafting, and outdoor recreation.

Situated on approximately 0.61 acres in downtown Basalt, the property features 25 guest rooms across two stories totaling approximately 10,738 square feet. Originally built in 1965 and renovated in 2023, the inn blends a contemporary mountain lodge aesthetic with the charm and authenticity of an independent boutique property.

The inn benefits from strong tourism demand driven by the nearby Aspen-Snowmass resort ecosystem, while offering a more approachable and authentic mountain-town experience. The property is located approximately 30 minutes from Aspen/Pitkin County Airport, providing convenient access for both domestic and international travelers.

Downtown Basalt continues to experience significant revitalization with new riverfront parks, restaurants, boutique retail, and outdoor recreation amenities, further enhancing the town's appeal as a destination within the valley. With limited lodging supply, strong regional tourism fundamentals, and proximity to one of the most prestigious resort markets in the United States, Basalt Mountain Inn represents a compelling investment opportunity in a high-barrier-to-entry mountain market.

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LOCATION DESCRIPTION

Ideally positioned in the vibrant downtown core of Basalt, Basalt Mountain Inn sits at the gateway to Colorado’s world-famous resort corridor between Aspen and Glenwood Springs. This premier Rocky Mountain destination attracts affluent year-round travelers seeking skiing, fly fishing, hiking, rafting, and mountain adventure.

The property is just minutes from Aspen/Pitkin County Airport, providing convenient access for national and international visitors. Guests also enjoy immediate proximity to the renowned Roaring Fork Valley, known for its world-class outdoor recreation, vibrant arts scene, and iconic mountain lifestyle.

Downtown Basalt itself is undergoing a dynamic renaissance, blending historic charm with new riverfront parks, restaurants, boutiques, and pedestrian-friendly gathering spaces—making it one of the region’s most appealing and authentic mountain towns.



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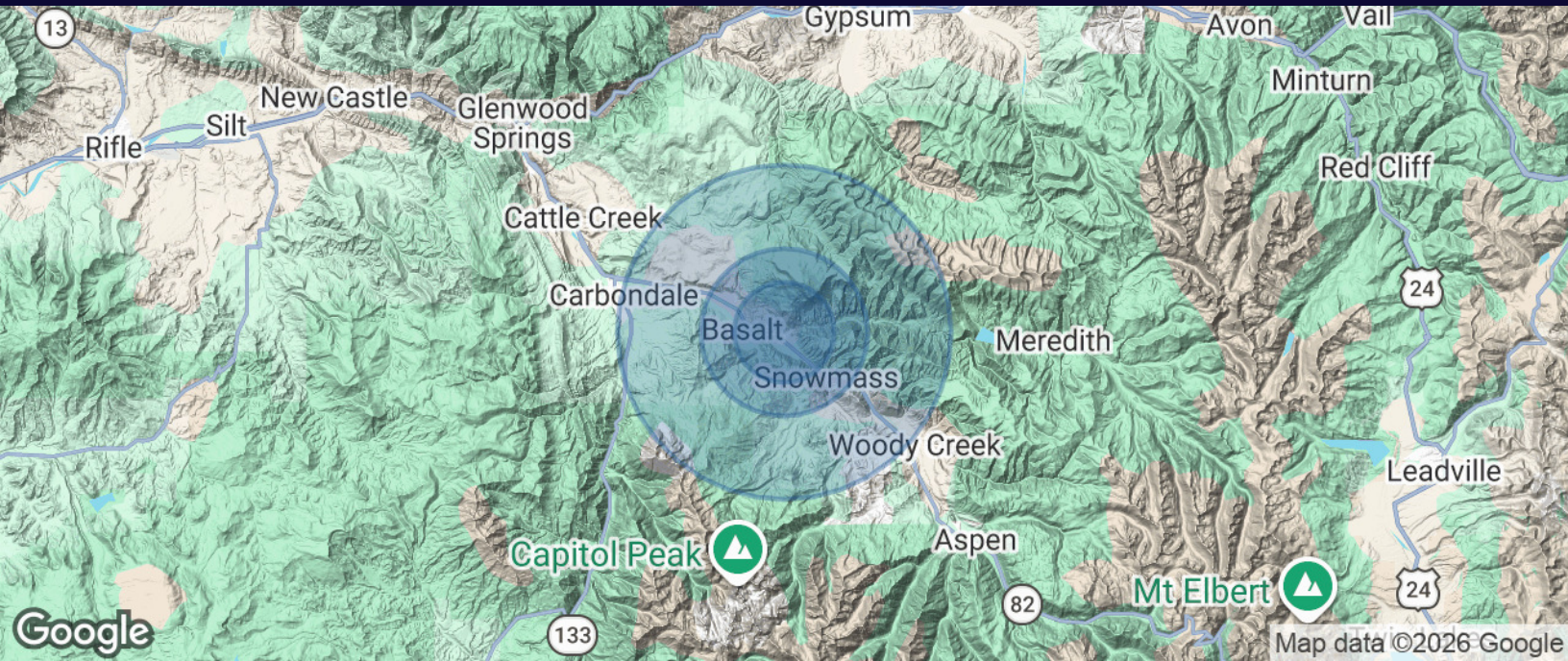
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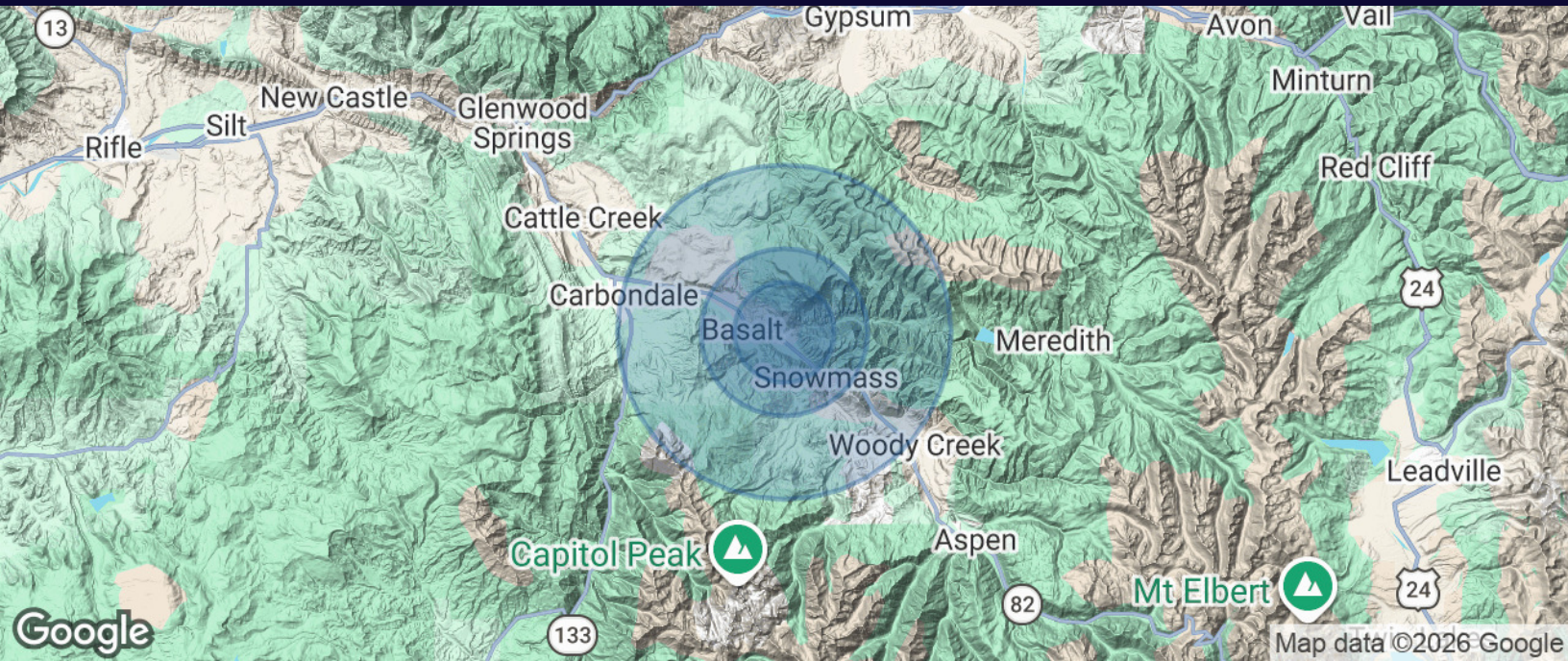
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,089	9,239	17,319
Average Age	49.6	45.5	43.9
Average Age (Male)	50.5	44.8	44.0
Average Age (Female)	48.5	46.4	42.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,741	3,809	7,083
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$126,813	\$157,199	\$147,635

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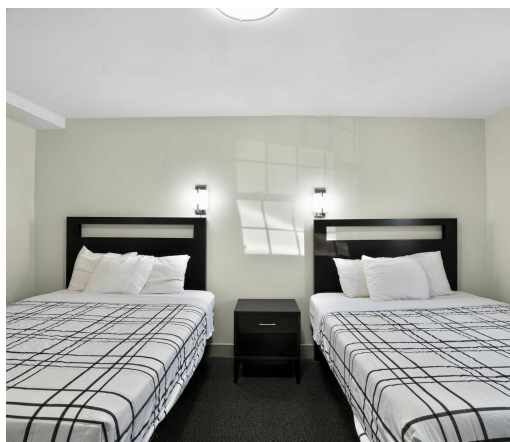
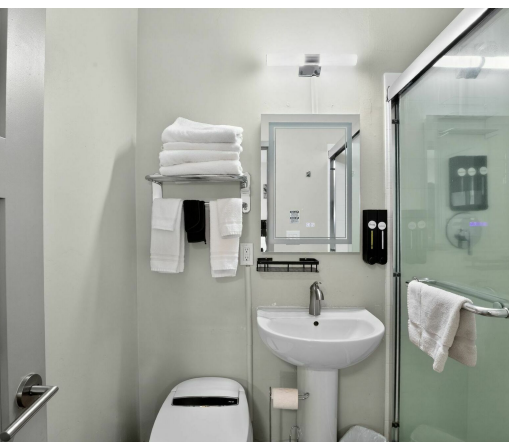
Average House Value	\$902,016	\$917,318	\$956,644
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2023 American Community Survey (ACS)

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