

# LAKE CITY SPORTS CENTER



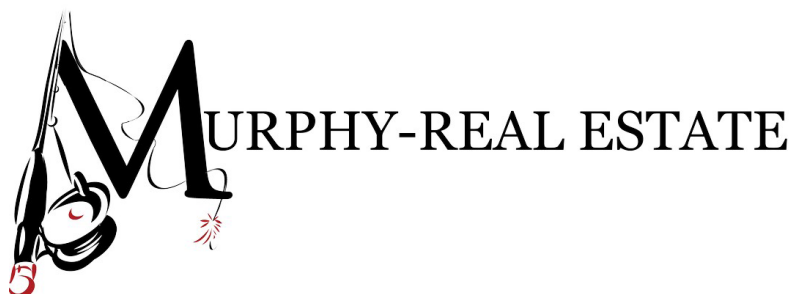
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\$3,950,000  
*Business & Real Estate*



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# Property Overview

Imagine owning a piece of history and prosperity in the heart of Lake City, Colorado—a town renowned for its stunning landscapes and vibrant outdoor recreation. For over 65 years, Lake City Sports Center has been a cornerstone of this community, evolving from a humble gas station into a thriving recreational vehicle sales, service, and rental enterprise.

What sets Lake City Sports Center apart is not just its longevity, but its unwavering reputation for excellence and growth. Under the stewardship of its current owner, the business has seen remarkable expansion, with revenues soaring from \$400,000 to \$4,000,000+ over the past 27 years. This steady ascent reflects not only market demand but also the business's adeptness at meeting the needs of both locals and tourists alike.

Located prominently along State Highway 149, Lake City Sports Center enjoys unparalleled visibility and accessibility, backed by breathtaking views of Lake Fork of the Gunnison River. Its expansive 4,353 square foot facility includes everything needed for a seamless operation—a retail shop, showroom, office space, three large garage bays, and ample storage. Outdoor amenities such as gas pumps, fuel storage tanks, and a propane fill station further enhance its convenience and service offerings.

What truly makes Lake City Sports Center a gem in Colorado's business landscape is its diversified revenue streams. Beyond traditional auto services, the business proudly franchises Polaris ATV, UTV, and snowmobile products, as well as Triton and Polaris aluminum trailers. It's also home to the region's largest UTV rental company, San Juan Adventures, and boasts a thriving jeep rental service with a loyal customer base spanning decades. Lake City Sports Center also has a productive snowmobile rental business.

Moreover, Lake City Sports Center holds coveted federal outfitter's permits for snowmobile guided/unguided tours and BLM tour permits for guided excursions on the Alpine Loop—an exclusive advantage that not only boosts revenue but also solidifies its position as a premier destination for outdoor enthusiasts.

The potential for growth here is undeniable. With Lake City's reputation as a mecca for outdoor recreation—offering hundreds of 4x4 trails and 100± miles of groomed snowmobile trails—Lake City Sports Center is poised to capitalize on the burgeoning market of off-road vehicles, snowmobiles, and adventure tourism. It's not just a business; it's a gateway to experiencing the unparalleled beauty and thrill of the Colorado wilderness.

As you consider your next venture, Lake City Sports Center presents a rare opportunity—an operation with a loyal customer base, established supplier relationships, and a team ready to support your vision. Whether you're an investor looking to expand into the outdoor recreation sector or an entrepreneur seeking a profitable enterprise in an idyllic setting, Lake City Sports Center offers the perfect blend of history, profitability, and future growth.

# Property Improvements

## Office Upgrades

- The Office, Showroom, And Sales Area Have All Been Painted
- Star Link Installed
- Upgraded Laptop And Main Computer
- Upgraded Phones
- Updated Social Media Platform

## Fuel Operations

- Upgraded Spill Buckets And Monitors On The Gas Underground Tanks
- Excavated And Replaced All External Conduit/Wiring To Gas Pumps And Tank Pumps For Gas Dispensing
- Upgraded And Replaced The Tank Monitor System And The POS Gas Dispensing System
- Upgraded Ruby Software On The POS System

## Main Shop (Two Bays)

- Updated Electrical Fixtures And Outlets
- Upgrading And Patched Drywall
- Cleaned And Sanitized All Drywall
- Full Interior Painting
- Upgraded Shelving Storage Systems
- Upgraded Plumbing To The Air Compressor System
- Upgraded Work Bench & Ceiling Lighting

## Showroom Improvements

- Upgraded To 3 Polaris Large-Screen Internet Digital Marketing Systems
- Overhauled The Main Showroom Heating System, Replacing The Fan, And Upgraded Internal And External Piping For The Exhaust System

# Inclusions

## Equipment

- 1989 Chevrolet K 1500 Pickup With Snowplow
- 2007 Caterpillar 262 Skid Steer With Cab, Bucket, Forks
- 1989 Ford F 350 Dually Roll Off Car Hauler With Stinger
  - 5 X 12 Steel Utility Trailer
  - 6 X 16 Steel Tandem Heavy Haul Trailer
    - 8 X 30 Steel Snowmobile Trailer
  - 8 X 30 Aluminum Snowmobile Trailer
    - 20 Rental Snowmobiles



# Inclusions

## Shop Equipment

- Snap-On Mig Welder A 205
- Cutting Torch
- Chop Saw
- Polaris/BRP Specialty Tools/Battery Scanners
- 50 -Shop Manuals
- Ingersoll Rand Air Compressor 220v
- Forward 9000 Overhead Lift
- Tire Weights, Tire Repair Supplies
- Large Quantity Of Assorted Hand Tools
- Coats Tire Machine 5040 E
- 2 Pittsburgh Floor Jacks
- 4 Floor Stands
- Transmission Jack
- Cherry Picker Lift
- Misc. Shop Shelving
- Misc. Power Tools , Drill, Skill Saw, Grinders
- Misc. High Lift Jacks, Bottle Jacks
- Automotive Scanner/Diagnostic Tools
- Plastic Welder
- 3 Battery Charges/ 2 Boosters
- Cheetah Bead Inflator
- 2 Portable Air Tanks
- 1 Creeper, 2 Seats
- 4 Carts
- Ammco Brake Lathe
- 4 Oil Pumps
- Hydraulic Press
- Drill Press
- Miscellaneous Air Tools/ Air Hoses
- Cage Trash Trailer
- Pressure Washer Simpson 3600 psi With Honda GX Motor
- Air Work Table
- Used Oil Storage Tank
- Polaris and BRP full Diagnostic Software With Various Applicable Connectors



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# Inclusions

## Showroom



- 2 Showroom Machine Lifts
- Showroom/Store Floor Shelving
  - 4 Brochure Racks
- 3 Polaris Electronic Bill Boards

## Showroom Expansion Underway!

We're currently expanding our showroom from 1,000 sq. ft. to 1,500 sq. ft. – a 33% increase in retail space! The updated space will feature new flooring, fresh paint, and upgraded shelving, all designed to enhance your shopping experience. The new open-format layout will better showcase our marketing and machine displays.

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# Inclusions

## Office, Storage, and Rental Equipment

### Office



- 3 Computers
- 1 Printer
- 1 Fax/Copy Machine
- 1 Base Radio
- 2 Hand Held Radios (Work With Ems/County Radio)
- Uniden 2 Line/5 Handset Phone System
- Starlink Satellite Internet System
- Uniden 1 Line Reservation Phone System
- 4 File Cabinets
- Microwave

### Storage

- 20' Shipping Container
- Misc. Shop Shelving
- 3 Tire Racks

### Rental Equipment

- Snowmobile Rental Clothing(Pants, Coats, Suites, Boots)
- 50 Rental Helmets



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# Location

Lake City, Colorado is a remote mountain town specializing in outdoor recreation tourism. Offering thousands of 4x4 trails, 100+ miles of groomed snowmobile trails, giving way to tons of opportunity for this business to stay viable and keep growing with the popularity of the off-roading industry, consisting of jeeps, ATV's, UTV's, and snowmobiles.



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