

A scenic photograph of the 4 Seasons Inn, a two-story wooden lodge with a green roof and large balconies, situated in a lush forest. A river flows through the foreground, bordered by large rocks. The sky is a mix of blue and orange, suggesting a sunset or sunrise. In the background, more of the lodge and surrounding trees are visible.

SALE BROCHURE

4 Seasons Inn

1130 W ELKHORN AVE

Estes Park, CO 80517

PRESENTED BY:

EDWARD RUPP

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable (Guide Price of \$2,000,000)
CAP RATE (2025/PF):	8.21% / 9.07%
2025 EBITDA:	\$164,245
UNITS:	10
YEAR BUILT/RENOVATED:	1984/2025
APN:	3523411002
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	4-seasonsinn.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of the 4 Seasons Inn on Fall River, an adults-only boutique hotel located in Estes Park, Colorado, along the scenic banks of the Fall River (“Property”). Located just minutes from both downtown Estes Park and the Fall River entrance to Rocky Mountain National Park, this intimate property offers a true mountain escape with a serene, nature-forward atmosphere. The Property features well-appointed guest accommodations designed for comfort and relaxation, each equipped with walk-in showers, mini fridges, microwaves, coffee makers, and large balconies offering sweeping views of the river and surrounding peaks. Guests enjoy modern conveniences alongside rustic mountain charm, making the Inn a sought-after lodging choice for couples and adventurers alike.

The Property has been meticulously maintained with no deferred maintenance and has benefited from substantial recent capital improvements, including new Nectar mattresses in all units, remodeled bathrooms with walk-in showers, new Nectar mattresses throughout, upgraded Wi-Fi, new lock systems to enable contactless check-in, & a rebuilt deck supporting the community hot tub.



SALE HIGHLIGHTS

- 8.21% Cap Rate (2025 Actual) / 9.07% Cap Rate (Pro Forma)
- Adults-only boutique hotel located on the banks of the Fall River in Estes Park, CO, less than 5 minutes from both downtown Estes Park and the Fall River entrance to Rocky Mountain National Park
- 10 unit property offering a mix of accommodations, all featuring mini fridges, microwaves, coffee makers, and private balconies with river and mountain views
- Housekeeping and laundry services are outsourced year-round
- Recent capital expenditures include: remodel of Unit 8 with new private hot tub, new Nectar mattresses throughout, upgraded Wi-Fi mesh system, remodeled bathrooms with walk-in showers (Units 6 & 10), rebuilt and reinforced decks, new locking systems for contactless check-in.
- Unique owner-user opportunity: Unit 10 is connected to a kitchen/living/office space previously used by ownership, which could be reactivated to increase NOI
- A major operational change was implemented in May of 2025 that transitioned all units to a contactless check in system. Previously the owner had front desk staff full time (7 days a week) at both hotels. This will result in significant labor savings going forward.
- Broker of Record: Michael A. Corbey with Realspace Commercial Real Estate, LLC (CO License: ER.040024487)

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



ESTES PARK, CO

The Property is located in Estes Park, CO, a renowned mountain town at the eastern gateway to Rocky Mountain National Park. Surrounded by towering peaks and pristine wilderness, Estes Park is celebrated for its breathtaking alpine scenery, abundant wildlife, and vibrant small-town charm. Outdoor recreation is the heartbeat of Estes Park, with endless opportunities for adventure in the nearby national park and surrounding wilderness. Residents and visitors alike enjoy hiking, climbing, and horseback riding along hundreds of miles of trails, while anglers cast lines into sparkling mountain streams and lakes. Wildlife is ever-present, with elk, deer, and bighorn sheep roaming the valleys and meadows. In the winter months, snowshoeing and cross-country skiing transform the area into a wonderland for outdoor enthusiasts.

Beyond its natural beauty, Estes Park maintains a thriving downtown filled with boutique shops, art galleries, and restaurants, all set against the stunning backdrop of the Rockies. Seasonal festivals and community events further enhance its welcoming atmosphere, creating a lively cultural scene that complements the town's rustic mountain charm.

Conveniently located, Estes Park serves as a gateway to some of Colorado's most iconic landscapes while still providing easy access to larger urban centers.

Distances to larger cities:

Denver, CO - 65 miles northwest of Denver

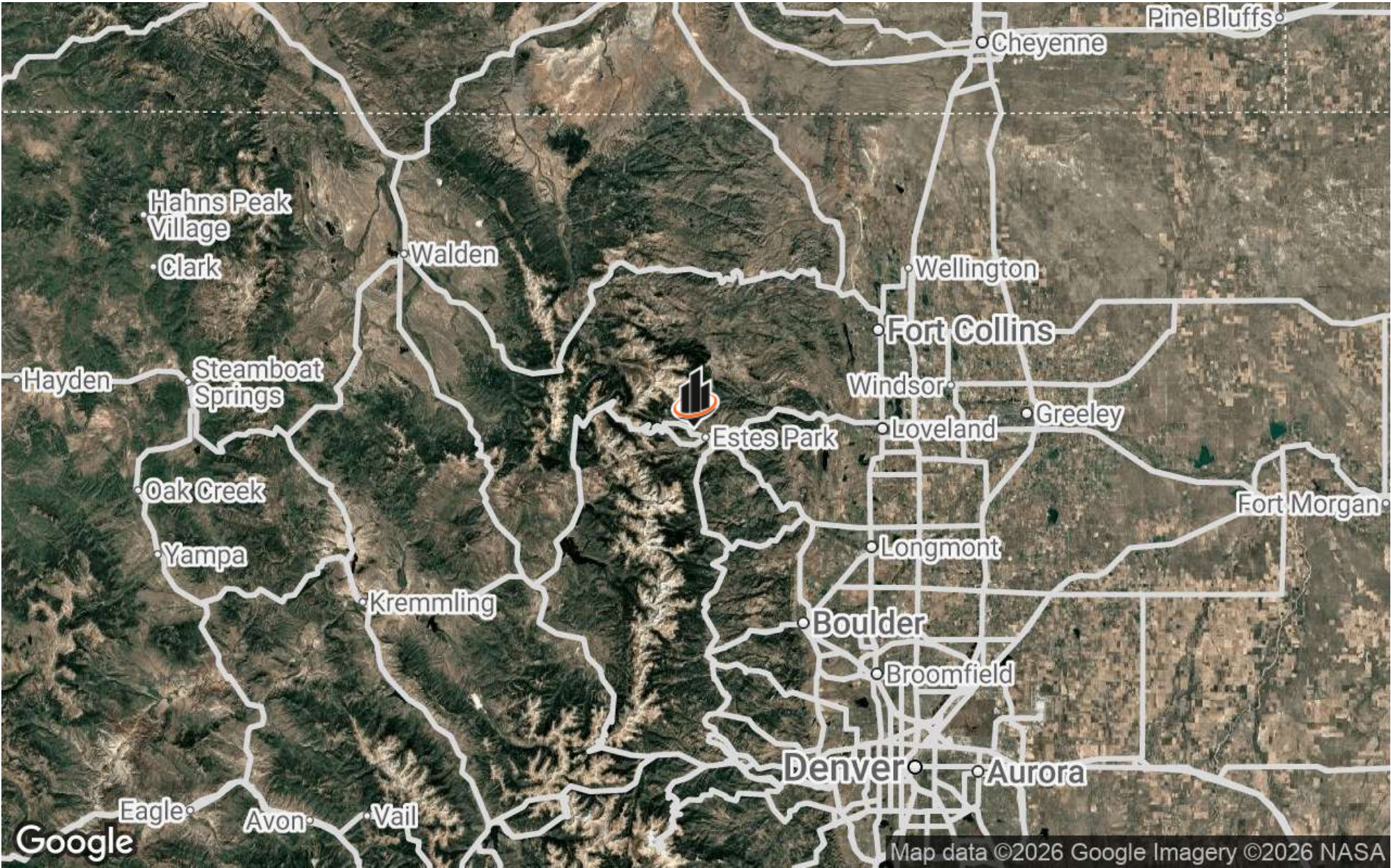
Colorado Springs, CO - 130 Northwest of Colorado Springs

Local airports include Longmont Municipal Airport (30 miles) and Fort Collins-Loveland Municipal Airport (38 miles). Nearby international airports include Denver International Airport (75 miles).

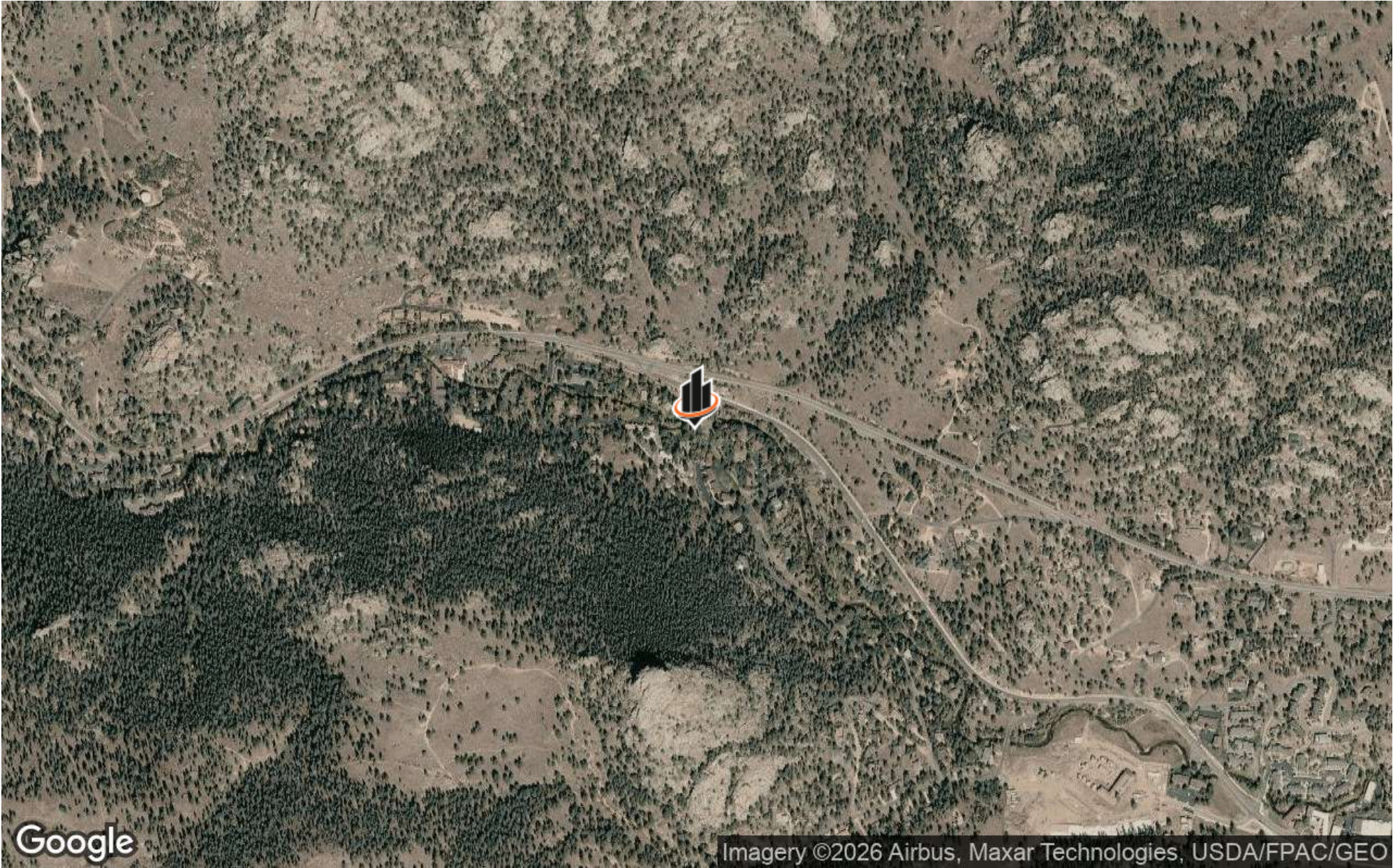
REGIONAL MAP



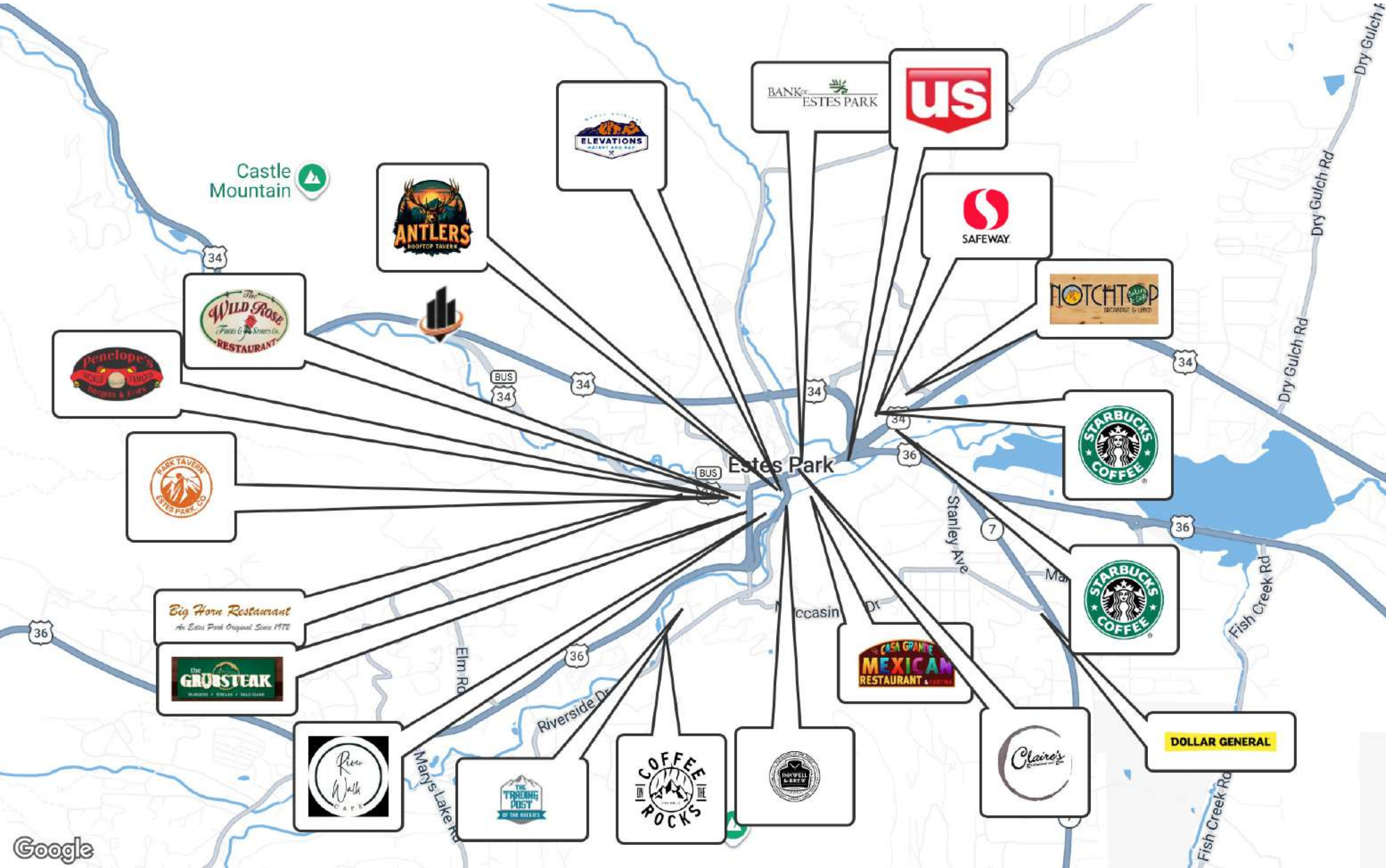
LOCATION MAP



AERIAL MAP



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	1,874,876	5,197,523	6,428,732
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	712,291	2,029,763	2,520,589
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$131,003	\$130,700	\$122,821
AVERAGE HOUSE VALUE	\$670,173	\$657,036	\$601,232

2020 American Community Survey (ACS)

