



Moose Creek Inn

119 N Electric Street,
West Yellowstone, MT, 59758

FOR SALE

Asking Price: \$6,800,000

Keys/Rooms: 34

Lot Size: 15,000 sq ft

Cap Rate: 10.2%

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Located blocks away from the West Entrance to Yellowstone National Park, Moose Creek Inn is ideally located to access all that the park and town of West Yellowstone have to offer. The property features 2 two-story buildings, one of which was constructed in 2011, with multiple room types. The 34 nicely updated, rustic chic rooms have been popular with budget-conscious travelers to the area since 2008 resulting in a long history of strong financials. With Yellowstone National Park seeing record numbers of visitors the past few years and with the West entrance being (by far) the most utilized, this is a fantastic investment for years to come.



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• INTERIOR PHOTOS •



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HOTEL OCCUPANCY

MONTH	Occupancy	ADR
April 2022	3.74%	\$ 160.04
May 2022	87.92%	\$ 199.19
June 2022	73.09%	\$ 294.09
July 2022	77.77%	\$ 249.75
August 2022	89.88%	\$ 227.23
September 2022	93.89%	\$ 237.98
October 2022	44.39%	\$ 173.00
April 2023	4.4%	\$ 160.04
May 2023	94.29%	\$ 199.19
June 2023	93.92%	\$ 294.09
July 2023	93.45%	\$ 249.75
August 2023	91.80%	\$ 227.23
September 2023	96.96%	\$ 237.98
October 2022	34.60%	\$ 173.00



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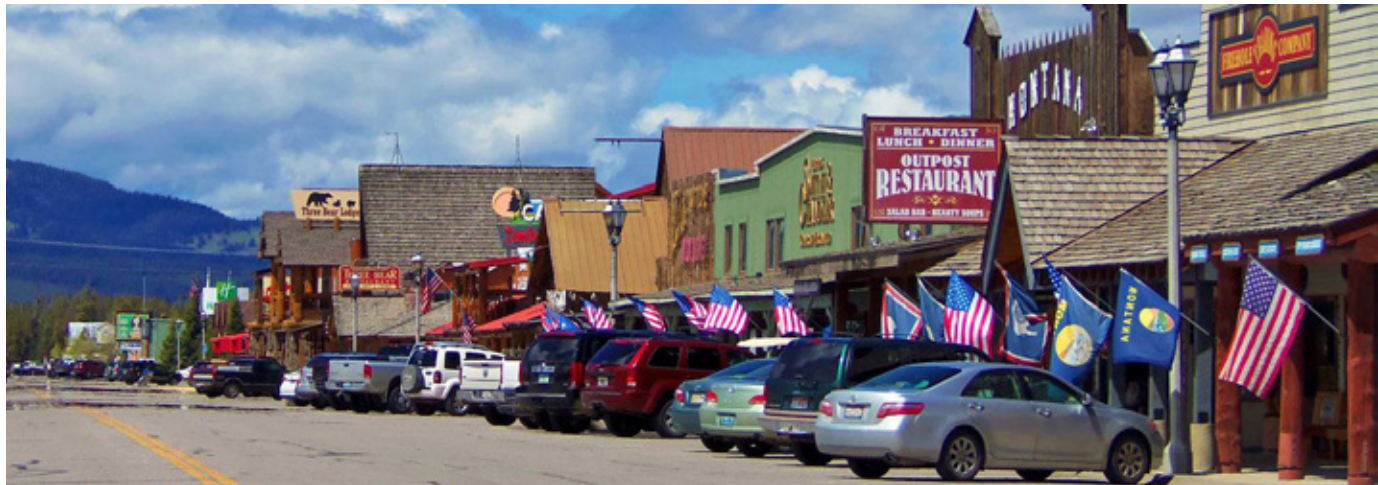
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WEST YELLOWSTONE

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)



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