

The Aspen in West Yellowstone

229 N Hayden Street
West Yellowstone, Montana 59758

FOR SALE

Asking Price: \$6,800,000

Keys/Rooms: 16

ADR: \$346.32

1872 Inn

603 Yellowstone Avenue,
West Yellowstone, MT 59758

FOR SALE

Asking Price: \$5,700,000

Keys/Rooms: 18

ADR: \$444.10

ATTRACTIVE SELLER FINANCING AVAILABLE!

Moose Creek Inn

119 N Electric Street,
West Yellowstone, MT, 59758

FOR SALE

Asking Price: \$6,800,000

Keys/Rooms: 34

ADR: \$220.92

GROSS REVENUE FOR ALL 3 COMBINED PROPERTIES - 2022: \$2,887,794.82 ♦ 2023: \$3,309,061 ♦ 2024: \$3,612,147



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West Yellowstone Montana



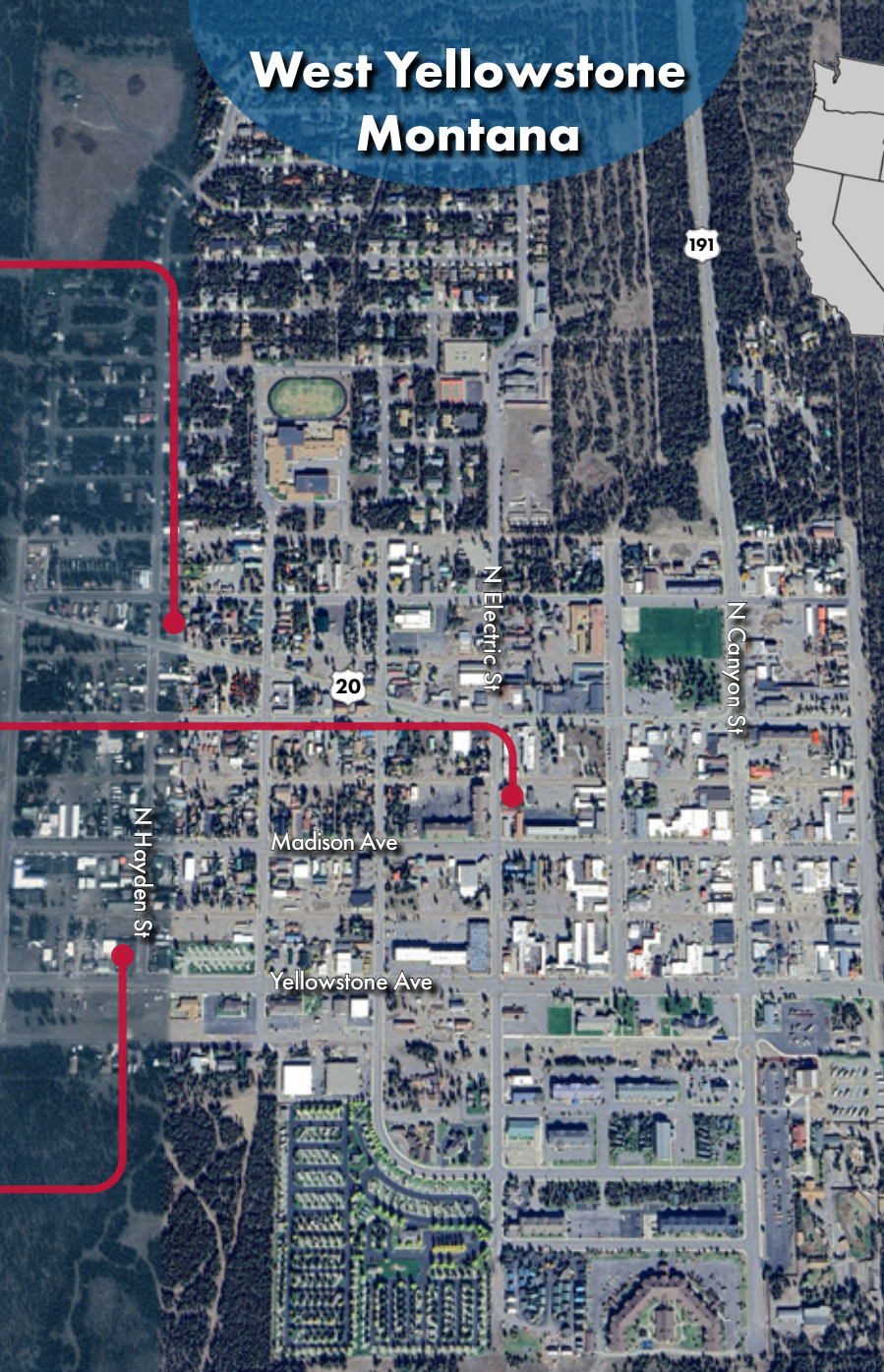
The Aspen



Moose Creek Inn



1872 Inn



Yellowstone National Park WEST ENTRANCE



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The Aspen is a property located in the heart of West Yellowstone, MT, offering condos and motel rooms. Just minutes from the world's first national park, The Aspen is located just five blocks from the west entrance to Yellowstone National Park, making it an ideal location for a family vacation. The property is within walking distance to shopping, restaurants, markets, and other amenities for guest conveniences.

This lodging property features newer construction and is situated on 3 city lots, giving guests a comfortable home-like environment from which to explore all the area has to offer. With many updates having taken place over the past 18 months including carpets, curtains, lobby, and wifi, accommodations range in size from single king motel rooms to 1,200-2,200 square foot condos.



1872 Inn is West Yellowstone's only premier adult-exclusive lodging property. This boutique lodge features 18 exquisitely appointed rooms, a sauna, fitness room, and upgraded furnishings throughout. The property is situated on Yellowstone Ave, blocks from the West Entrance to the World's first national park and in close proximity to shops, dining, and entertainment that this charming Montana town has to offer. In 2017, the property was taken down to the studs and completely reimagined to feel distinctly Montana. Touches of luxury in each guest room include a fireplace, double showers, dual vanities, local custom hand-made furniture, towel warmers, his and hers bathroom amenities, separate water closet, Keurig coffee makers, robes, and slippers which make this a truly unique lodging experience in West Yellowstone.



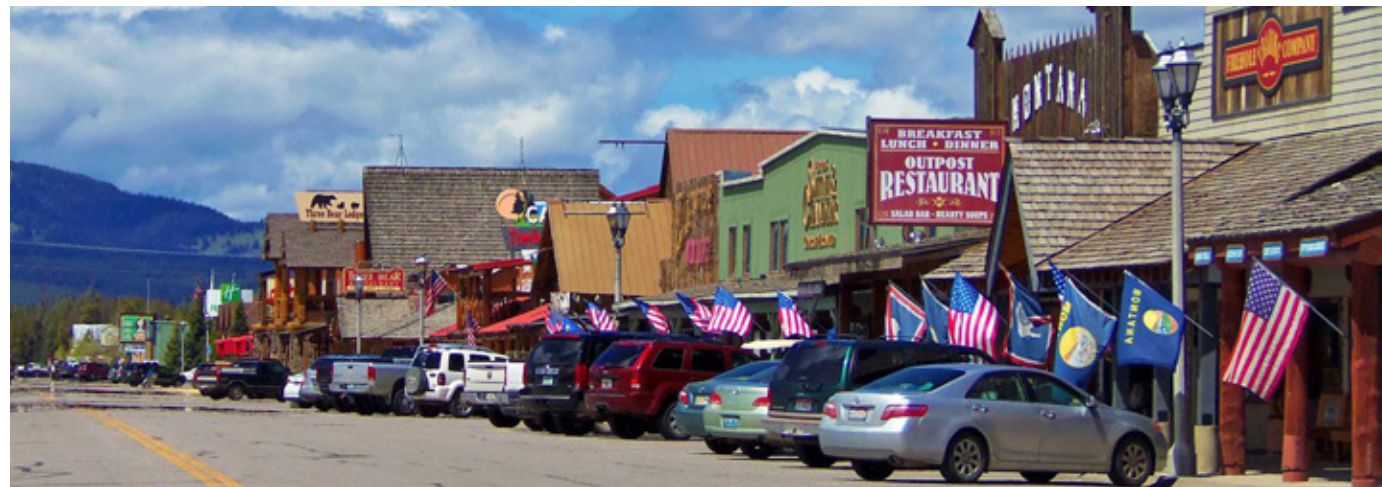
Moose Creek Inn, located blocks away from the West Entrance to Yellowstone National Park, is ideally located to access all that the park and town of West Yellowstone have to offer. The property features 2 two-story buildings, one of which was constructed in 2011, with multiple room types. The 34 nicely 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.



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 NATIONAL 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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