



HOOVER LODGING REALTY ^{INC}

4225 EAST MEXICO AVENUE, SUITE 108 DENVER, CO 80222
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Offering for Sale

Riverside Inn & Cabins

Ouray, Colorado

\$2,300,000

Cash to the Seller

19 Unit Inn

11 Cabins

Gas Station

Car Wash



The Riverside Inn & Cabins is located in beautiful Ouray, Colorado. This property offers beautiful rustic rooms with many amenities including hand carved log furniture. Directly from the property, guests enjoy miles of walking trails along the North Ouray Corridor River Walk. Trails lead up into Town and the Hot Springs Pool, or north along the river. The business is easy to manage, allowing one person to work the Inn's front desk and manage the gas stations business and car wash.

The Property website is: <http://www.ourayriversideinn.com/> **Please do not contact the Ownership directly.**



Price	\$2,300,000
Number of Inn's Units	19
Cabin Units	11 (10+1 large cabin)
Gas Station	4 pump, Conoco
Location Type	U.S. Highway, entrance to the City of Ouray
Number of Buildings	Two (Inn) + Cabins
Number of Stories	Two (Inn)
Year Built	1979
Corridor	Exterior
Construction	Inn: Frame/Block Cabins: Log wood

Common Area Amenities

- The cabins share common men/women restrooms (3 showers/3 toilets each)
- Large outdoor hot tub with wood decking
- Wireless Internet
- Guest Laundry (4 washers/4 dryers)



YE 2006 Total Revenue	\$903,217
Net Operating Income	\$297,014
Property Financing	Contact us for new financing
Comments	Owner's/Manager's apartment; Additional Cabins can be added to increase revenue
Broker Contact	Craig Hoover / Lynn Hoover
Email	Sales@Hoover-Lodging.com

Property Data and Financial Information Immediately Available to Qualified Buyers

MEMBER **HBI**



HOTEL BROKERS INTERNATIONAL