

Lake City Short Term Rental Investment Opportunity!
(3 units)
1425 N. Highway 149
Lake City, CO 81235

\$1,670,000
1.210± Acres
Hinsdale County



Lake City Short Term Rental Investment Opportunity! (3 units) Lake City, CO / Hinsdale County

SUMMARY

Address

1425 N. Highway 149

City, State Zip

Lake City, CO 81235

County

Hinsdale County

Type

Residential Property, Single Family, Business Opportunity

Latitude / Longitude

38.039991 / -107.30565

Taxes (Annually)

2094

Dwelling Square Feet

5141

Bedrooms / Bathrooms

7 / 7

Acreage

1.210

Price

\$1,670,000

Property Website

<https://greatplainslandcompany.com/detail/lake-city-short-term-rental-investment-opportunity-3-units-hinsdale-colorado/66101/>



Lake City Short Term Rental Investment Opportunity! (3 units)

Lake City, CO / Hinsdale County

PROPERTY DESCRIPTION

Rocky Top Vacation Rentals -- Large residence and duplex - total of 7 beds, 7 baths and 5141 sq ft

This is a rare turnkey investment opportunity in Lake City, Colorado with reservations on the books for 2025! Rocky Top Vacation Rentals is comprised of two well-manicured parcels totaling 1.214 acres and three log cabin units in immaculate condition with great year-round rental income history (short and long term) and clients that come back year after year! Conveniently located just outside of town (no STR permit required, no hoa/covenants/zoning) right off Hwy 149 with signage for excellent exposure and access, but still accessible via backroads for UTVS and ATVS to access Lake City and the Alpine Loop! Many improvements have been made to the cabins and landscaping! The main parcel offers lawns with automatic sprinklers, a green house, animal house/pen, shed, and equipment storage barn. The options are endless with this property; it could be kept as a residence and rental business, the residence could be converted into an additional rental for more income, it could be converted into a family vacation compound, or even possibly a wedding venue! This business opportunity is a natural fit for the Lake City area as its fourteens and public lands attract a host of hikers, bikers, fishermen, hunters, campers, ice climbers, 4x4 off-roading, and other outdoor enthusiasts! Lake City is rich in history and home to the largest natural lake in Colorado, Lake San Cristobol.

1425 N. Hwy 149

The main residence is a 2782 sq ft 3 bed 3 full bath home that has been used by the current owners as their residence although it could be turned in to a rental for bigger parties and additional income. It has many improved spaces that could easily be used as a 4th and possibly 5th bedroom. The second/entry level has an open kitchen, dining room, and living room concept that is great for entertaining and family dining. These areas have all new LPV flooring. Multiple entrances lead out to a covered deck that makes for additional entertainment space for grilling and taking in the beautiful scenery in the warmer months. This level also hosts the master bedroom and bathroom as well as another bedroom that is near an additional full bathroom. A spacious stairway leads to the upstairs living area where you will find another bedroom, full bathroom, and a hallway being used as a craft area that leads to an additional room being used as a bedroom, and a man cave/storage/office area. There are numerous doors for additional eve storage throughout these rooms! The basement was designed for managing the other rental units and features linen cabinets, a double washer and dryer set up and additional storage and counter space. This home has an efficient wood stove in the dining area that heats most of the living areas and adds ambiance during those cozy, snowy days, but also offers a propane gas stove in the living room, a propane Rinnai in the basement and several electric heater options.

1415 N. Hwy 149

Thoughtfully situated to the south of the main residence is the duplex with matching 2 bed/2 bath units on each side, boasting a total of 2359 sq ft. Each unit has an open spacious kitchen, dining room, and living room area as well as a bedroom and full bath on the main level. Stylish LPV floors have been installed on this level. Gas wood burning stoves and vaulted ceilings give these units a cozy, comfortable feel. The second levels each have a roomy bedroom and full bathroom. A covered deck, staggered for privacy offers more entertaining and outdoor enjoyment space and steps down to a grassy lawn where you will find a charcoal grill and picnic table for each unit. These units have updated furniture and furnishings that are part of the duplex package!

Lake City Short Term Rental Investment Opportunity! (3 units)
Lake City, CO / Hinsdale County

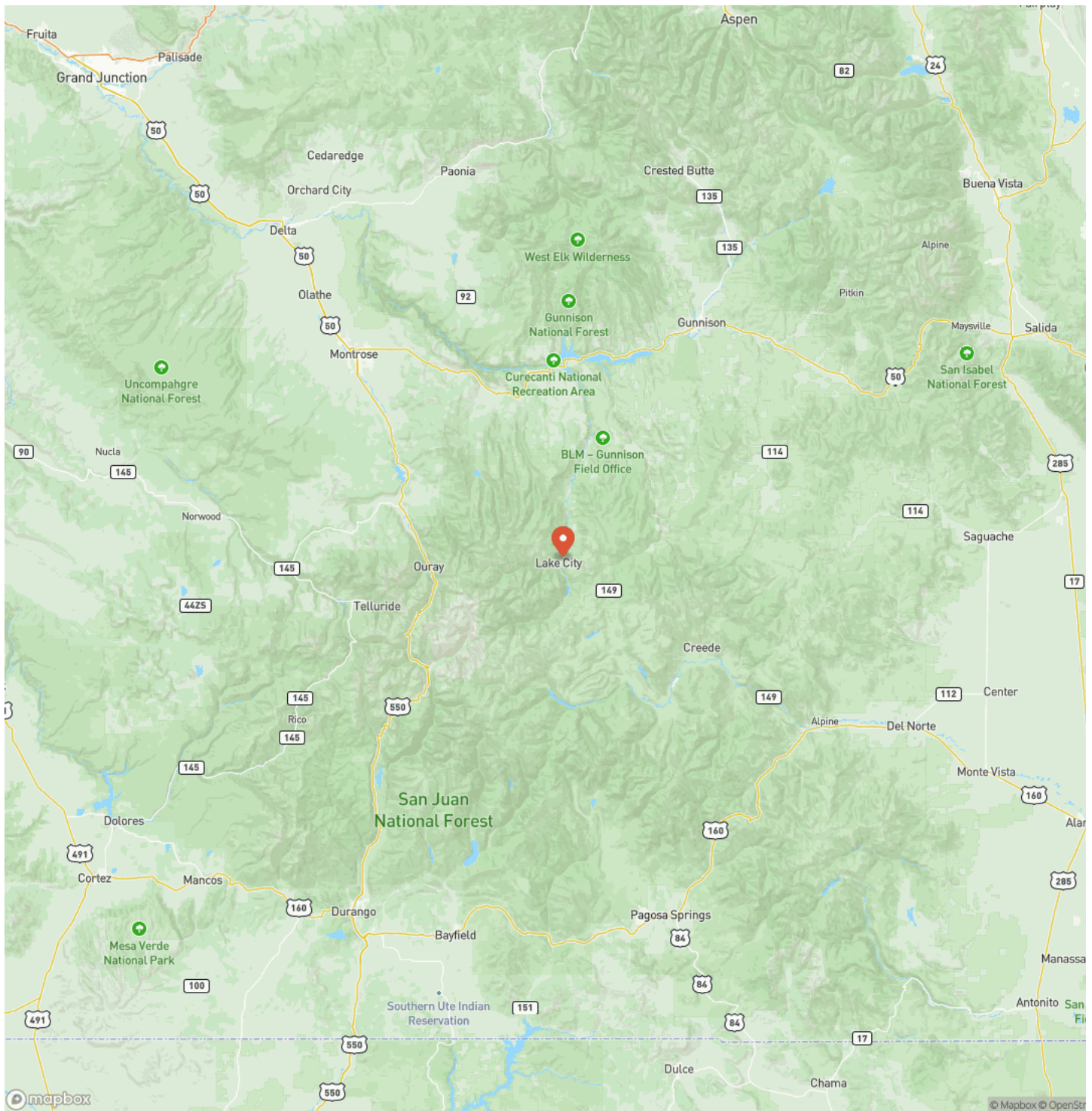


Locator Map

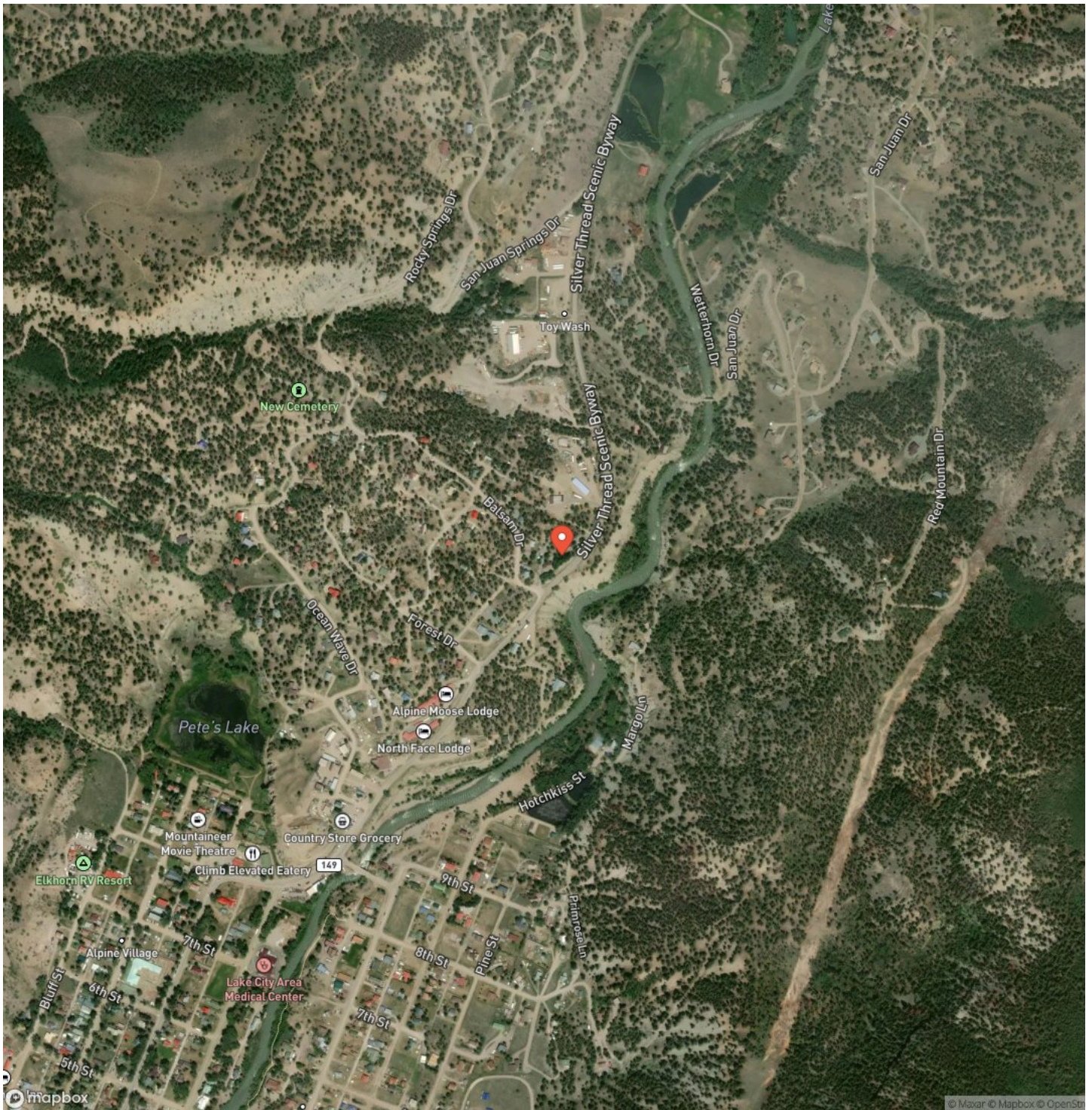


Lake City Short Term Rental Investment Opportunity! (3 units)
Lake City, CO / Hinsdale County

Locator Map



Satellite Map



Lake City Short Term Rental Investment Opportunity! (3 units)

LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

Mobile

(719) 649-3378

Email

robby@greatplains.land

Address

56 Iris Road

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

