

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

**\$1,620,000**  
1.210± Acres  
Hinsdale County



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**Lake City, CO / Hinsdale County**

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**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**

\$1,620,000

**Property Website**

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



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### **PROPERTY DESCRIPTION**

#### **Turnkey Mountain Investment - Rocky Top Vacation Rentals 1425 & 1415 N. Hwy 149 | Lake City**

Welcome to **Rocky Top Vacation Rentals** - a rare, income-producing mountain retreat offering **7 bedrooms, 7 bathrooms, and 5,141 sq ft** across three immaculate log cabin units on **1.214 beautifully maintained acres**. Generating **\$78,000 annually** with room for significant upside, this is the turnkey investment opportunity buyers wait for in Lake City.

Perfectly positioned just outside of town along Hwy 149, the property offers **excellent visibility and signage**, *no short-term rental permit required, no HOA, and minimal covenants*. Guests enjoy convenient highway access while still being able to reach town and the legendary Alpine Loop via backroads for ATVs and UTVs - a major draw for adventure travelers.

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### **The Setting & Opportunity**

Lake City is a magnet for outdoor enthusiasts, surrounded by fourteeners, vast public lands, and home to Lake San Cristobal - the largest natural lake in Colorado. Hikers, off-roaders, anglers, hunters, ice climbers, and families return year after year - and so do Rocky Top's loyal guests.

The possibilities here are expansive:

- Continue operating as a residence + thriving rental business
  - Convert the main home into an additional high-capacity rental
  - Create a multi-generational family vacation compound
  - Explore event or wedding venue potential
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### **1425 N. Hwy 149 - Main Residence (2,782 Sq Ft | 3+ Bedrooms | 3 Baths)**

Currently owner-occupied, this spacious log home could easily become an additional premium rental for larger groups.

The main level features:

- Open-concept kitchen, dining, and living areas with new LPV flooring
- Covered deck access for grilling and soaking in mountain views
- Primary suite + additional bedroom and full bath

Upstairs:

- Third bedroom and full bath
- Flex space currently used as a craft area
- Additional room used as a bedroom
- Man cave/storage/office space
- Abundant eave storage throughout

The basement was thoughtfully designed for rental operations, offering:

- Linen cabinetry
- Double washer/dryer setup
- Generous storage and workspace

Heating options include an efficient wood stove, propane gas stove, propane Rinnai heater, and supplemental electric heaters - ensuring comfort year-round.

The grounds feature lush lawns with automatic sprinklers, a greenhouse, animal house/pen, shed, and equipment storage barn - adding both charm and utility.

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## **1415 N. Hwy 149 - Duplex (2,359 Sq Ft Total | Two 2BR/2BA Units)**

South of the main residence sits a beautifully designed duplex with **two matching 2-bedroom, 2-bath units**.

Each unit offers:

- Open kitchen, dining, and living area
- LPV flooring on the main level
- Gas wood-burning stove
- Vaulted ceilings
- Main-level bedroom and full bath
- Upper-level bedroom and full bath

Covered decks are staggered for privacy and step down to grassy lawns with picnic tables and charcoal grills for each unit - perfect for relaxing after a day on the trails.

The duplex comes fully furnished with updated decor, making this a seamless, ready-to-operate investment.

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## **The Bottom Line**

With consistent year-round rental history, repeat clientele, expansion potential, and an unbeatable location in one of Colorado's most recreation-rich regions, Rocky Top Vacation Rentals is more than a property - it's a lifestyle business with room to grow.

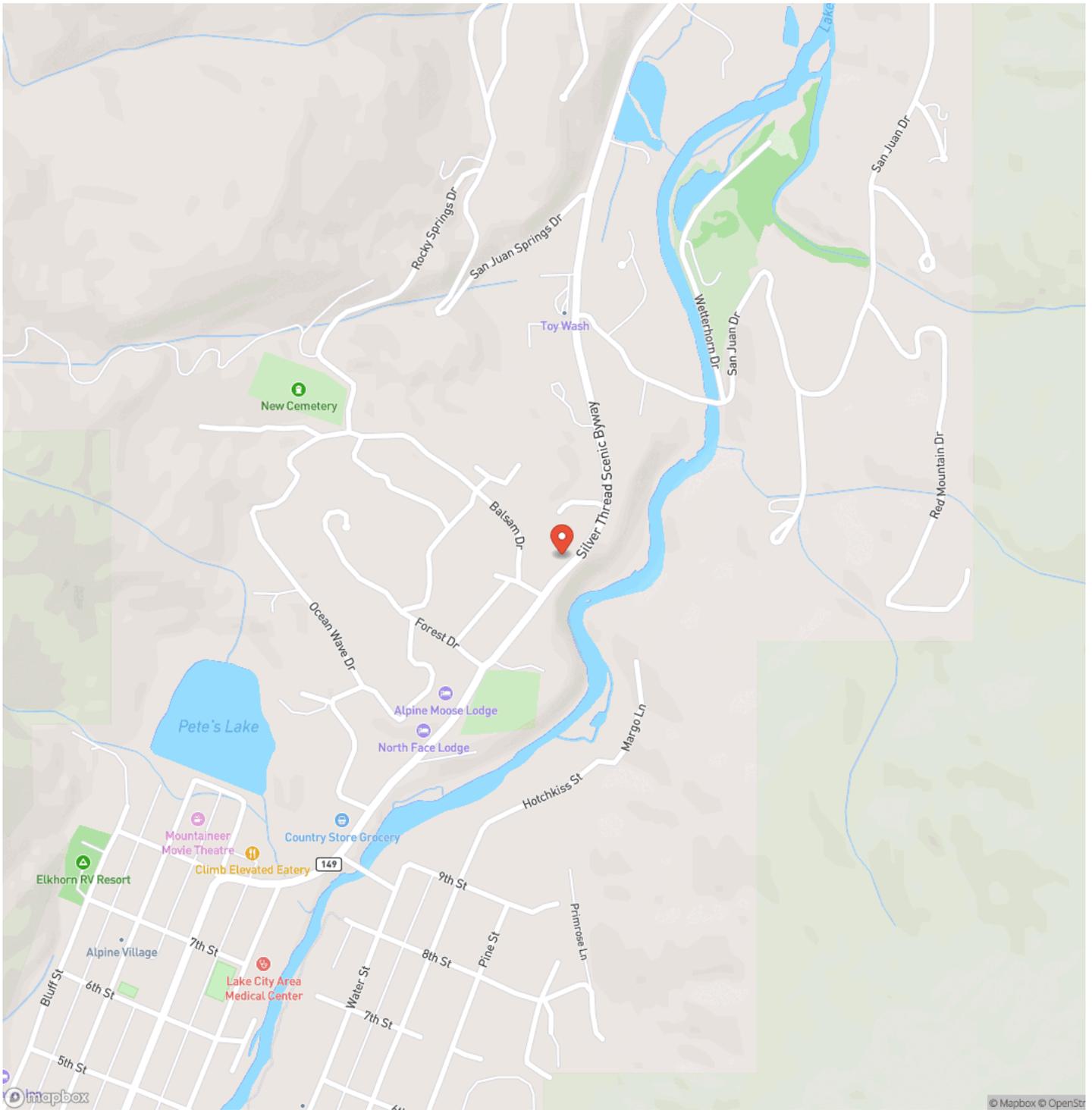
Opportunities like this in Lake City are exceptionally rare.

**Invest. Expand. Escape.**

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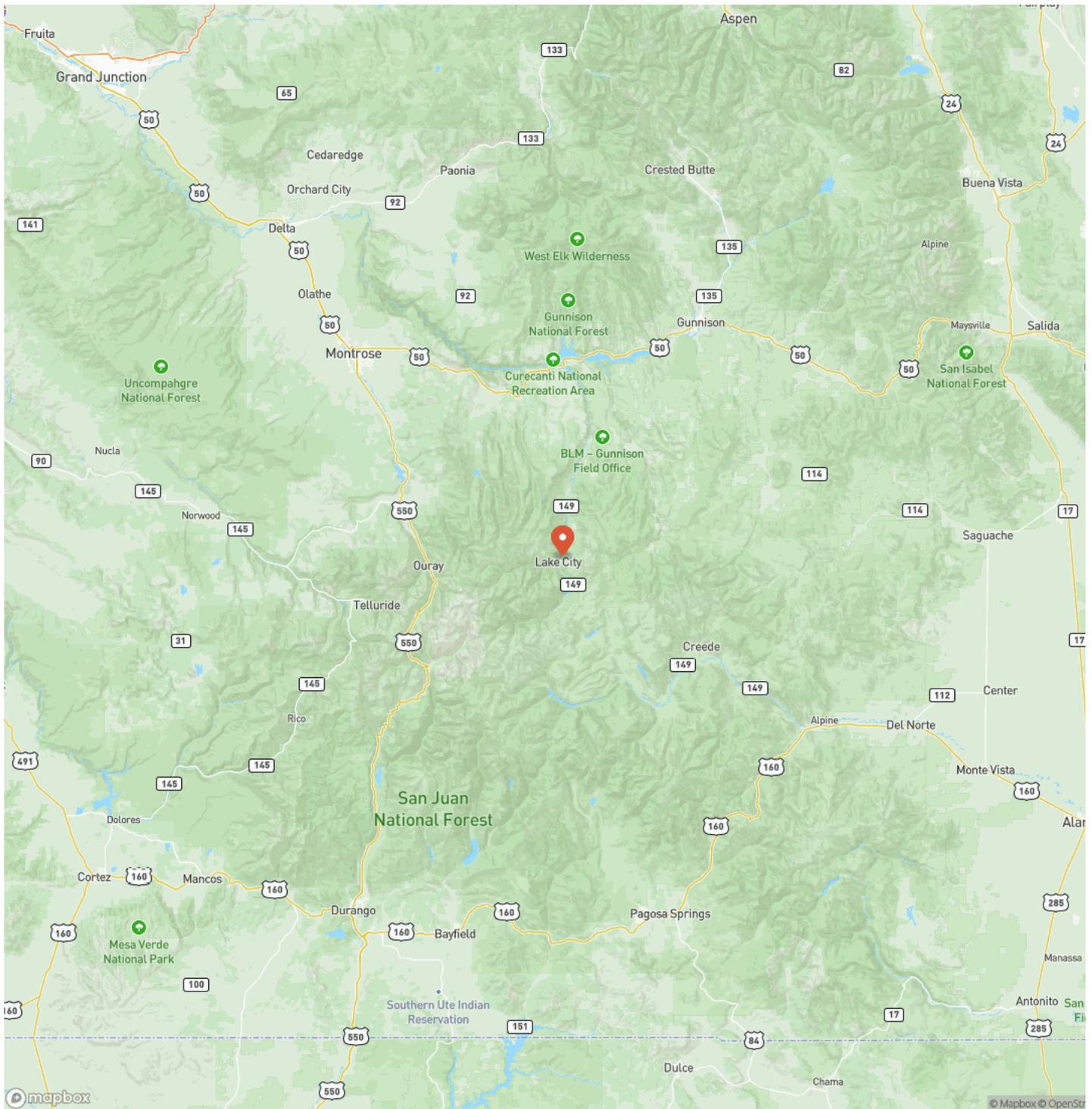


## Locator Map

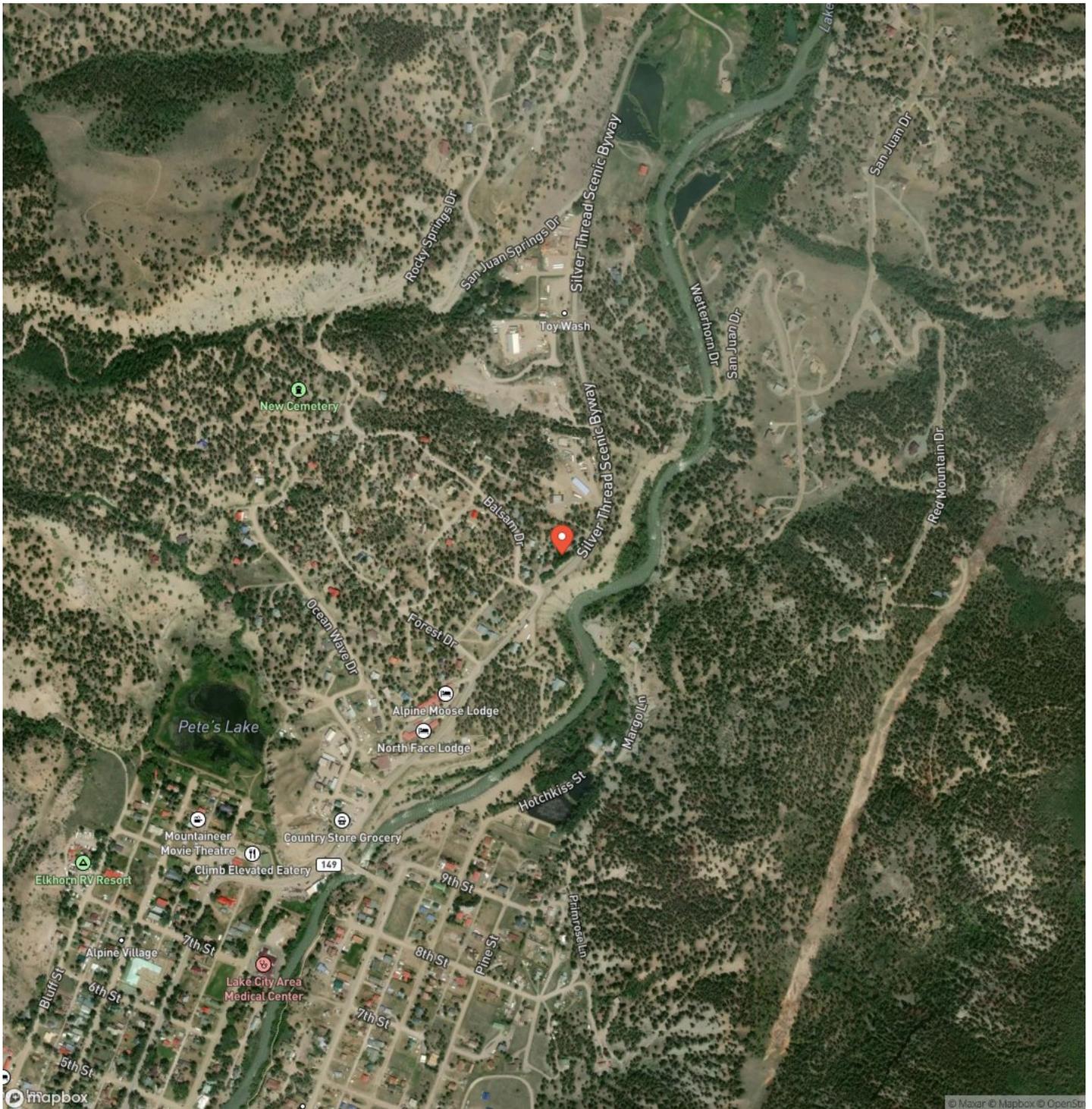


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# Locator Map



## Satellite Map







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