

SALE BROCHURE

Alpen Way Chalet Mountain Lodge

4980 COUNTY HIGHWAY 73

Evergreen, CO 80439

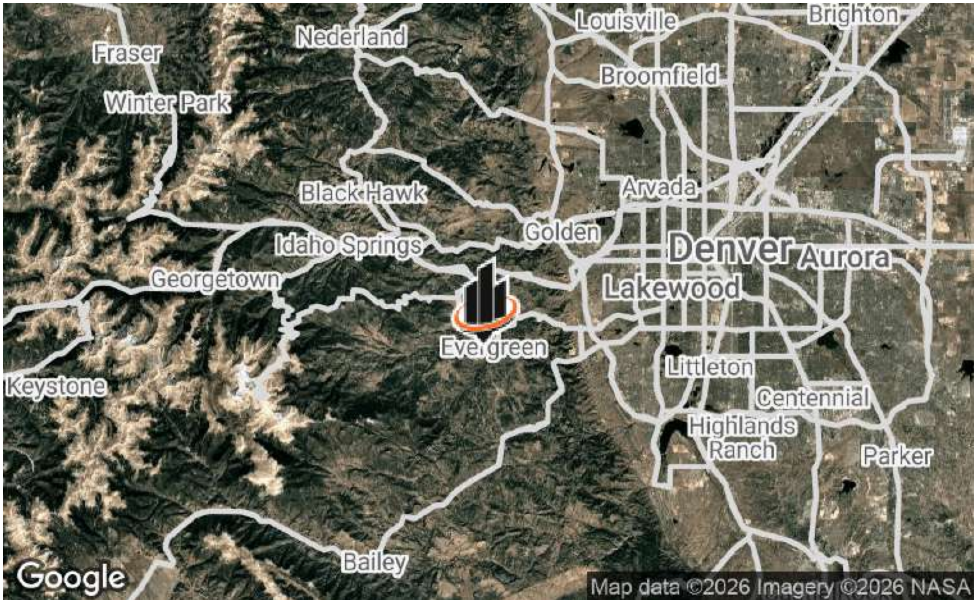
PRESENTED BY:

EDWARD RUPP

Phone: 952.820.1634

edward.rupp@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
CAP RATE (2021-2024 AVG.):	7.5%
UNITS:	8 + Owner's Residence
LOT SIZE:	±1.07 AC
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	alpenwaychalet.com
BROKER OF RECORD:	Michael A. Corbey with Realspace Commercial Real Estate, LLC
YEAR BUILT:	1953

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of The Alpen Way Chalet Mountain Lodge, a charming boutique property nestled in the scenic hillsides of Evergreen, Colorado ("Property"). Ideally situated along the renowned Lariat Loop and within walking distance to downtown Evergreen and Evergreen Lake, the Property offers guests convenient access to regional attractions, including Red Rocks Amphitheatre, Golden, and downtown Denver. The Property is currently operating with eight units, offering a variety of amenities, including complimentary high-speed Wi-Fi, free parking, a communal hot tub, an outdoor fire pit, and beautifully landscaped grounds with inviting gathering areas. The Property is also available for full-lodge bookings, making it an ideal choice for group stays, family gatherings, and special events.

The Property is open year-round and has on-site quarters suitable for a manager or operator. Positioned less than one hour from Denver International Airport and only 20 minutes from Golden, The Alpen Way Chalet Mountain Lodge represents a rare opportunity to acquire a well-established lodge in one of Colorado's most desirable and accessible mountain communities.



SALE HIGHLIGHTS

- **7.5% Cap Rate**
- **Situated in the heart of Evergreen**, a premier mountain community just 30 minutes west of Denver.
- **Currently operating with eight units**, including four standard guest rooms, three suites, and one stand-alone cabin. All uniquely furnished.
- **Separate owner's or manager's quarters on site.**
- **Numerous updates were made in 2025**
- **Within walking distance to downtown Evergreen** and Evergreen Lake; less than one hour from Denver International Airport and 20 minutes from Golden; convenient to Red Rocks Amphitheater and Denver
- **Scenic, walkable location** with strong appeal to weekend travelers, wedding guests, and Denver metro escapees.
- **Proven, stable cash flow** from both leisure and corporate travelers.
- **Available for individual room bookings or full-property rentals**, ideal for group stays, family gatherings, and special events
- **Upside potential** through dynamic pricing, direct booking optimization, and light amenity upgrades.
- **The new owner has the opportunity to operate** as owner-occupied, semi-absentee, or fully managed investment.
- **Broker of Record:** Michael A. Corbey with Realspace Commercial Real Estate, LLC (CO License: ER.040024487)

SALE HIGHLIGHTS

- **Amenities:** Complimentary high-speed Wi-Fi, free parking, hot tub, outdoor fire pit, and landscaped grounds with inviting gathering spaces
- **Attractive for all-season tourism,** including hiking, snowshoeing, weddings, and regional events
- **Consistently well-reviewed,** reflecting loyal repeat business
- **PIDS:** 51-103-03-001, 51-103-00-004
- **Broker of Record:** Michael A. Corbey with Realspace Commercial Real Estate, LLC (CO License: ER.040024487)



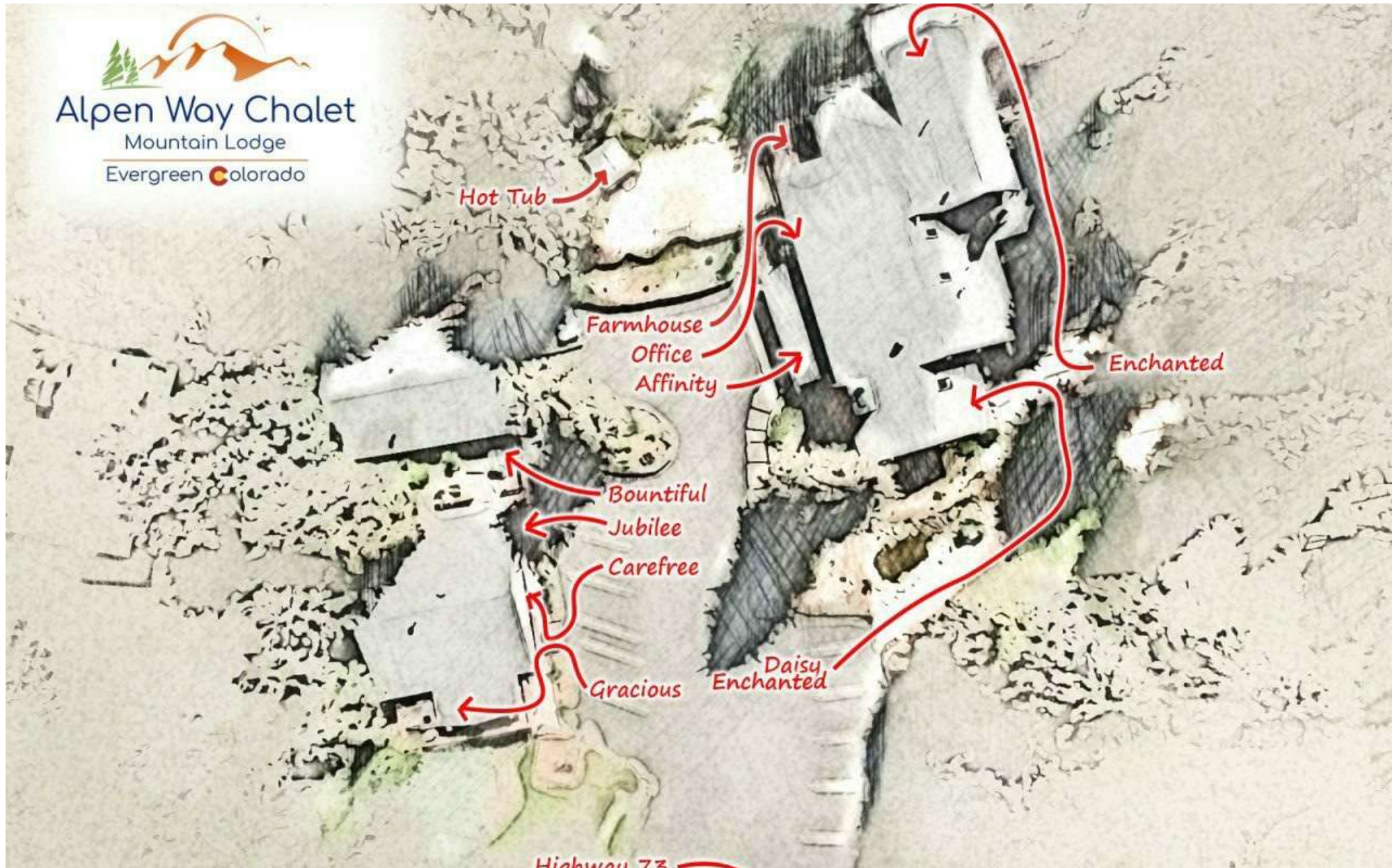
ON-SITE AMENITIES



AMENITIES

- **Hot Tub in the Pines** - Relax in the outdoor hot tub, surrounded by towering evergreens and natural boulders.
- **Evenings Around the Fire** - Gather at the outdoor fire pit as the mountain air cools and the day winds down.
- **A Pergola for Gathering** - Shaded by a grand willow tree, the pergola is a spot to connect, share meals, and enjoy time with friends and family.
- **Wildlife, Naturally** - Large herds of elk frequently pass through the property, along with deer, foxes, and other wildlife native to the Colorado foothills.
- **Native Gardens** - A mix of native and drought-tolerant plants creates a resilient landscape designed to thrive in Colorado's climate while feeling effortlessly beautiful.

PROPERTY MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LODGING



LODGING OVERVIEW

- Total: 8 units | Sleeps 30
- Offering 4 standard rooms, 3 suites, and 1 private cabin, each with its own unique character and amenities
- **Carefree Room:** Cozy and dog-friendly guest room featuring a queen bed, 1 twin Murphy bed, fireplace, kitchenette, private deck, and accommodations for up to three guests.
- **Enchanted Room:** Private suite featuring a raised four-poster queen bed, vaulted ceilings, gas fireplace, kitchenette, and a spacious private deck with seating area and private gas fire pit.
- **Gracious Room:** Charming guest room featuring a king bed, rustic wood finishes, gas fireplace, kitchenette, dedicated workspace, and a private covered patio overlooking the gardens.
- **Farmhouse Room:** Spacious farmhouse-inspired accommodation offering a queen bed, gas fireplace, kitchenette, private entrance, and a private patio with outdoor seating.
- **Affinity Suite:** Spacious suite designed for families and extended stays, featuring a full kitchen, dining area, private patio, porch swing, and flexible sleeping arrangements for up to six guests.
- **Jubilee Suite:** Large suite offering expanded living space, two queen Murphy beds, a queen sleeper sofa, private outdoor seating, fireplace, and upgraded amenities.
- **Daisy Suite:** Family-friendly suite featuring a king bed, additional sleeping accommodations, full kitchen, living and dining areas, private bathroom, and a private deck with seating and gas grill.
- **Bountiful Cabin:** Private standalone cabin featuring separate living and sleeping areas, full kitchen, fireplace, private outdoor space, and enhanced privacy. Serves as a premium lodging option for families, couples, and extended-stay guests.

LODGING

IN-ROOM AMENITIES

- Private entrance
- Keyless entry
- Free Wi-Fi
- Flat-screen TV with cable
- Gas fireplace
- Coffee maker
- Tea & coffee supplies
- Full-size refrigerator
- Microwave
- Oven & stovetop
- Toaster
- Dishwasher
- Cookware, dishes, utensils & glassware
- Private patio with outdoor dining area
- Private grill
- Iron & ironing board
- En suite bathroom
- Hairdryer
- Body wash, shampoo & conditioner



LOCATION OVERVIEW



EVERGREEN, CO

The Property is located in Evergreen, CO, a scenic mountain community nestled in the foothills of the Rocky Mountains just west of Denver. Known for its natural beauty, vibrant arts scene, and year-round recreational opportunities, Evergreen offers the perfect balance between peaceful mountain living and access to urban amenities. Situated at an elevation of approximately 7,200 feet, the town boasts panoramic views, fresh alpine air, and a charming, laid-back atmosphere.

Evergreen is renowned for its outdoor lifestyle, with Evergreen Lake at its heart, serving as a hub for seasonal activities such as paddleboarding, fishing, ice skating, and lakeside concerts. Surrounding open spaces and nearby parks like Alderfer/Three Sisters Park and Elk Meadow Park provide miles of trails for hiking, mountain biking, and wildlife viewing. With easy access to the vast Arapaho National Forest, outdoor enthusiasts can quickly escape into nature while still being within commuting distance of the Denver metro area.

In addition to its natural appeal, Evergreen is home to a close-knit, welcoming community with a lively downtown district featuring local boutiques, galleries, and restaurants. Community events such as art walks, farmers markets, and music festivals contribute to the town's vibrant cultural life and strong sense of community. Evergreen's schools are well-regarded, and the town continues to attract both year-round residents and second-homeowners seeking tranquility without sacrificing convenience.

Distances from larger cities:

Denver, CO – 30 miles west of downtown Denver

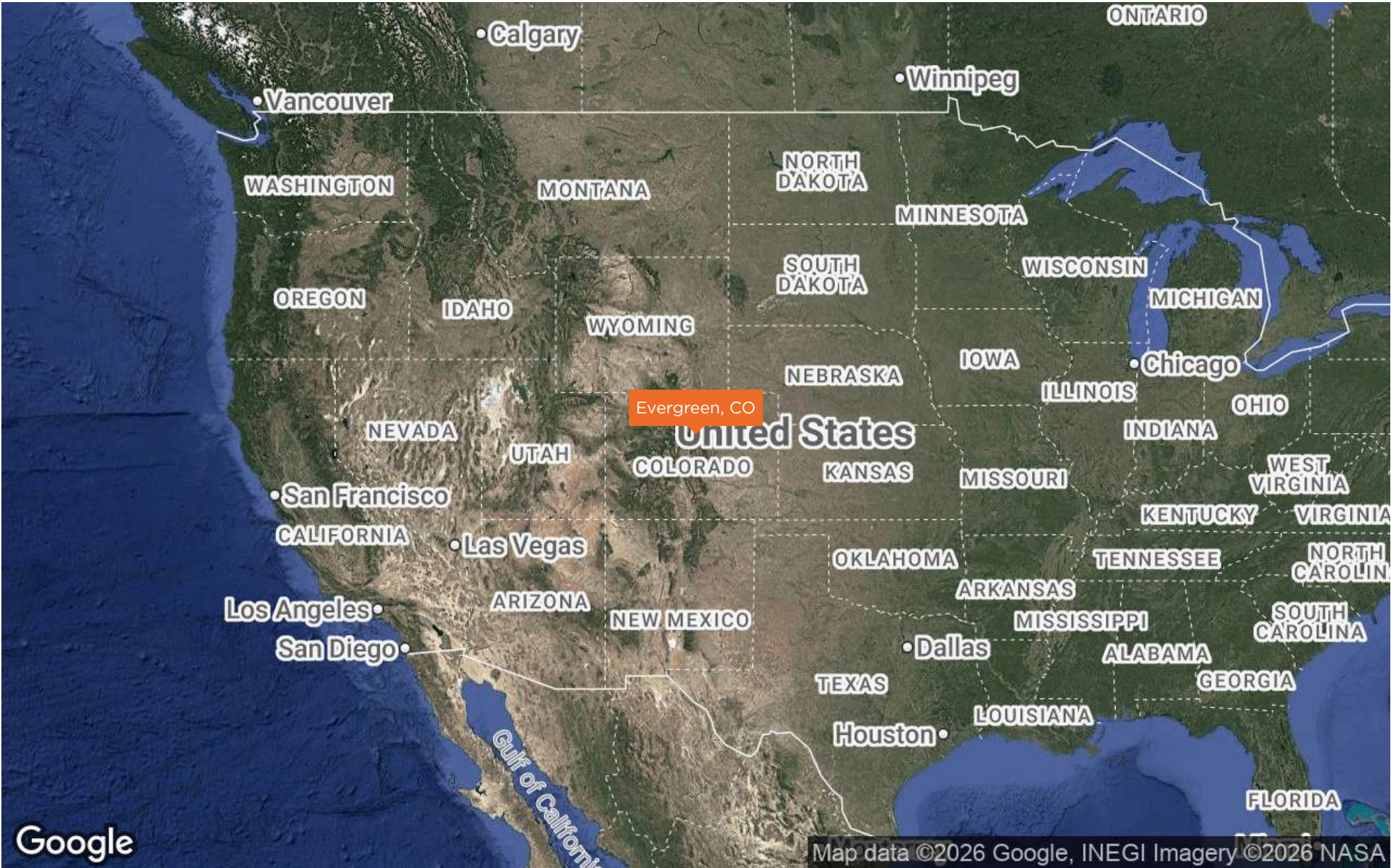
Boulder, CO – 45 miles south of Boulder

Colorado Springs, CO – 85 miles north of Colorado Springs

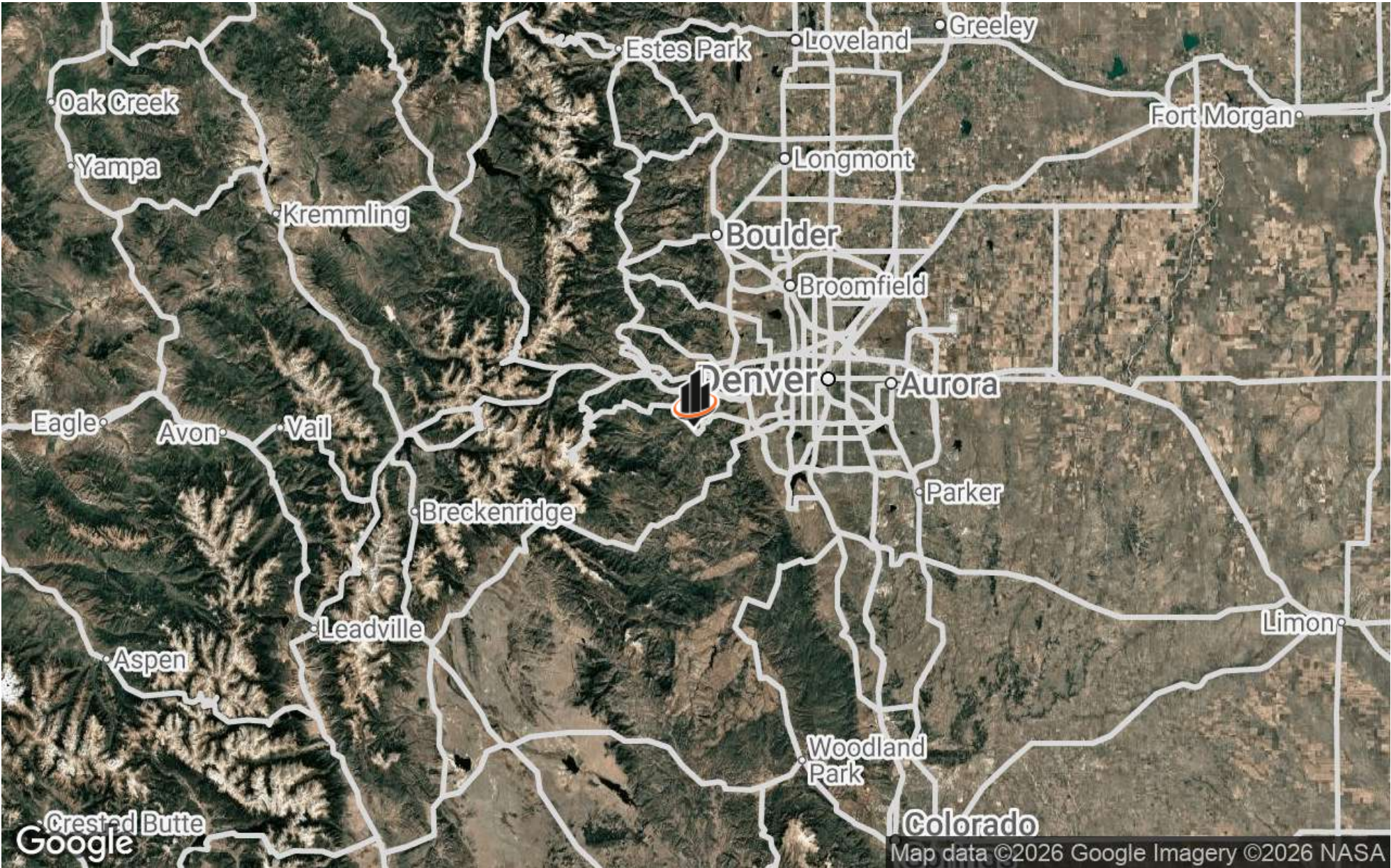
Fort Collins, CO – 90 miles southwest of Fort Collins

Local airports include Rocky Mountain Metropolitan Airport (35 miles) and Centennial Airport (35 miles). Nearby international airports include Denver International Airport (55 miles).

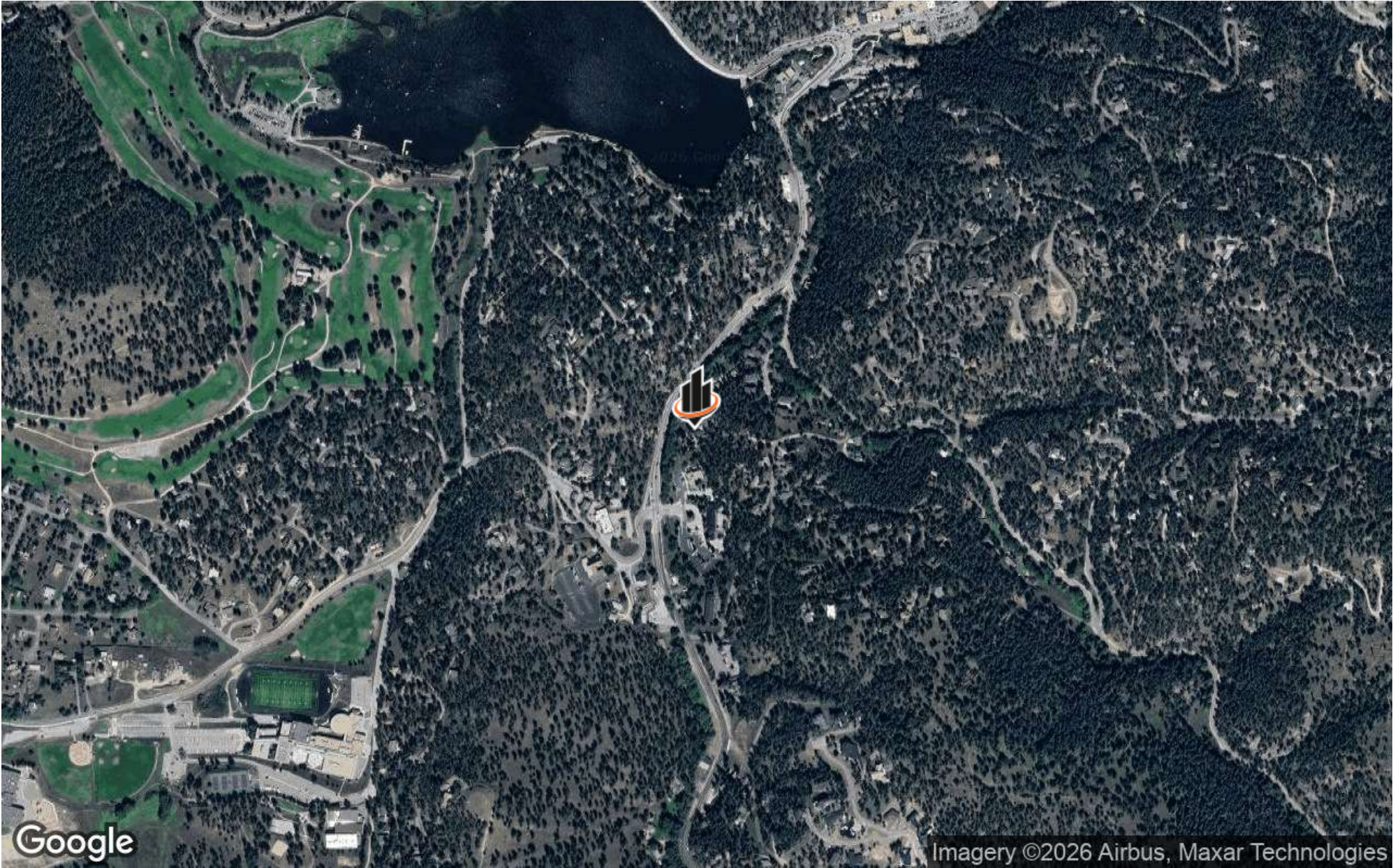
REGIONAL MAP



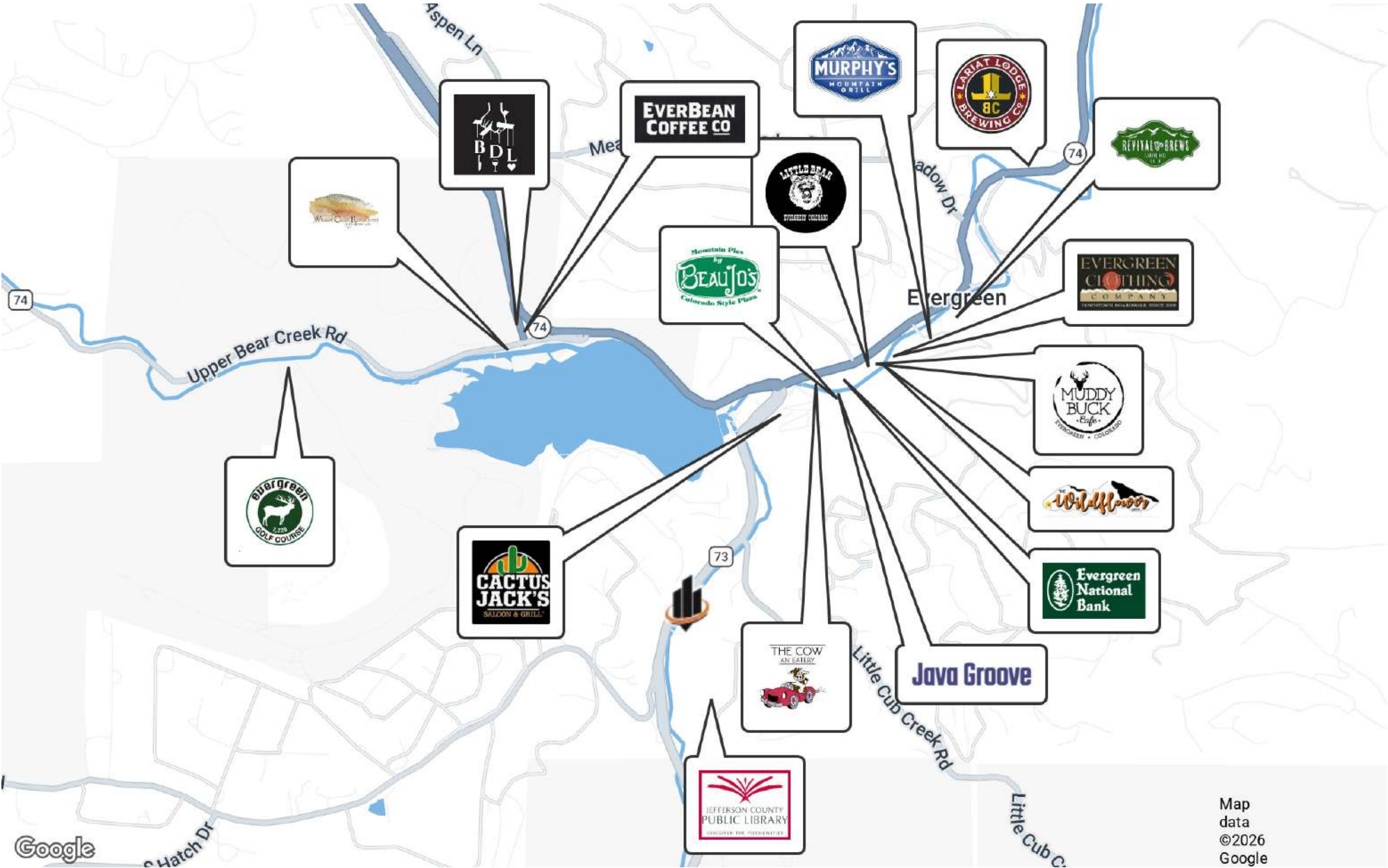
LOCATION MAP



AERIAL MAP



RETAILER MAP



PARCEL MAP: 51-103-03-001, 51-103-00-004



DEMOGRAPHICS MAP & REPORT

POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	4,640,405	5,456,856	6,405,013
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	1,810,730	2,125,870	2,513,874
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$133,772	\$128,645	\$122,816
AVERAGE HOUSE VALUE	\$667,051	\$644,352	\$603,146

2020 American Community Survey (ACS)

