

TURNKEY BOUTIQUE HOTEL
INVESTMENT OPPORTUNITY

CORE
REAL ESTATE PARTNERS



140 E COMMERCE AVE- GRAND RIVERS, KY

THE OUTPOST

THE OUTPOST

EXECUTIVE SUMMARY

CORE Commercial Real Estate is pleased to present The Outpost, a newly completed boutique hospitality investment in Grand Rivers, Kentucky. Delivered in 2025, this fully turnkey asset offers investors immediate cash flow with an attractive 11% CAP Rate and minimal near-term capital expenditures. The property features a collection of unique Western-themed nightly rental cabins that provide guests with a memorable lodging experience while producing strong, established income. This is a rare opportunity to acquire a high-yield hospitality asset in one of Kentucky's most sought-after recreational destinations.

The Outpost is within walking distance of Patti's 1880's Settlement, Badgett Playhouse, Kentucky Lake, downtown Grand Rivers' restaurants and shops, and is minutes from Land Between the Lakes National Recreation Area and Lake Barkley. Located just 1.5 hours from Nashville, Grand Rivers attracts a steady stream of hundreds of thousands of visitors annually for boating, fishing, camping, festivals, marinas, hiking trails, weekend getaways, and year-round outdoor recreation; creating consistent demand for short-term accommodations.

PROPERTY FACTS

\$1,750,000
SALE PRICE

15,581 SF
BUILDING SIZE

0.3577 AC
LOT SIZE

HOSPITALITY
PROPERTY USE





THE OUTPOST

\$1,750,000
SALE PRICE

2025
YEAR COMPLETED

IMMEDIATE CASH FLOW WITH
LONG-TERM **APPRECIATION
POTENTIAL**

11%
CAP RATE

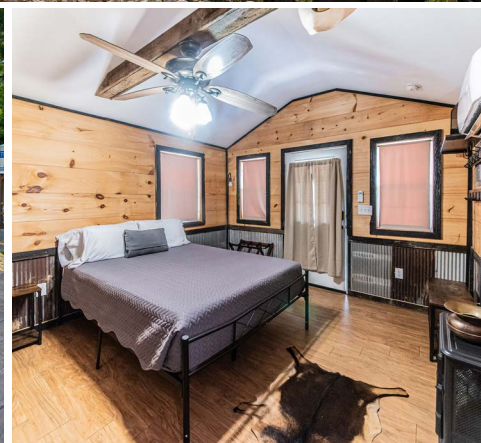
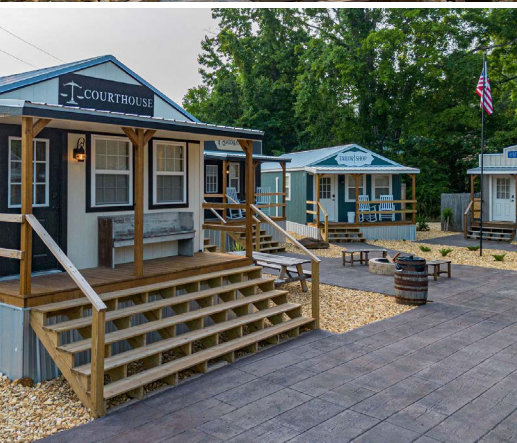
FULLY TURNKEY
BOUTIQUE
HOSPITALITY ASSET

1.5 HOURS
FROM NASHVILLE

WALKABLE
TO KENTUCKY LAKE, PATTI'S
1880'S SETTLEMENT & MORE



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LAND BETWEEN
THE LAKES NATIONAL
RECREATION AREA

27 MIN/1.4 MI

LAKE BARKLEY/
CUMBERLAND
RIVER

LAKE BARKLEY

27 MIN/1.2 MI

SUBJECT
PROPERTY

Commerce Ave

THE BADGETT
1 MIN/140 FT

Barkley Dr



DOWNTOWN
GRAND RIVERS

Patti's
1880's Settlement
2 MIN/0.1 MI



Ashleigh's Boutique
PATTI'S
ICE CREAM

Dover Rd

KENTUCKY LAKE

12 MIN/0.6 MI

KENTUCKY LAKE

453



Ryan Troutman | ryan@core502.com | Alex Zega | alex@core502.com

UNMATCHED LOCATION

The Outpost is within walking distance of Patti's 1880's Settlement, Badgett Playhouse, Kentucky Lake, downtown Grand Rivers' restaurants and shops, and is minutes from Land Between the Lakes National Recreation Area and Lake Barkley.

LAKE BARKLEY

27 MIN/1.2 MI

LAKE BARKLEY/
CUMBERLAND
RIVER

453

KENTUCKY LAKE

12 MIN/0.6 MI



Wabash Ave

SUBJECT
PROPERTY

Commerce Ave



2 MIN/0.1 MI



Cumberland Ave

J.H. O'Bryan Ave



1 MIN/140 FT



DOWNTOWN
GRAND RIVERS

Dover Rd



453

KENTUCKY LAKE

LAND BETWEEN
THE LAKES NATIONAL
RECREATION AREA

27 MIN/1.4 MI



140 E COMMERCE AVE - GRAND RIVERS, KY

THE OUTPOST

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CORE
REAL ESTATE PARTNERS

OUTPOST
MAIL
PARKING
ONLY
Cabin #6