

Turnkey RV Park & Hospitality Investment Opportunity

816 MAIN STREET | WESTCLIFFE, CO

PRICE REDUCTION | \$1,640,000 TO \$1,350,000 (18%)



Overview

Wet Mountain RV Park & Cabins presents a rare opportunity to acquire a stabilized, income-producing hospitality asset in the heart of Westcliffe, Colorado. Located within walking distance of downtown restaurants, shopping, festivals, and local attractions, the property offers diversified revenue through RV sites, cabins, apartments, long-term rentals, and guest services.

Additional Information

Public RV dump station and potable water fill services generate recurring income. Long-term RV sites average \$800–\$850/month plus electric. The park operates year-round with approximately 6–8 winter guests.

New shower facilities with epoxy flooring, new asphalt roadway, and new flooring in two guest cabins.

Favorable Owner Financing Terms

- Downpayment: **20%**
- Term: **3 Year Balloon**
- Interest Rate: **6.25%**
- Payment: **\$7,125 Per Month P&I**
- Amortization: **25 Years**

Highlights

- Water and Sewer
- 4 Electric-Only RV Sites
- 7 Additional Rental Units
- Tiny Home
- Walking Distance to Downtown
- Studio Apartment
- Park Model for Short- and Mid-Term Rentals.
- 21 Full-Hookup Pull-Through RV Sites with Individually Metered Electric.

Property Details

Sales Price ■ \$1,640,000 | **\$1,350,000**

FAVORABLE OWNER FINANCING TERMS AVAILABLE!

Price Reduced Approx. ■ 18%

Cap Rate ■ 10.69%

Lot Size ■ 2.60 Acres

Rev: October 6, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Tim Leigh

C: 719.337.9551

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