



# Salida/Mt. Shavano KOA Campground

16105 Highway 50, Salida, Colorado ☐



**A RARE INVESTMENT OPPORTUNITY...**



**GATEWAY  
TO  
*Adventure***

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**Not often do we have the opportunity to own such a beautiful location in a near perfect community. Situated just minutes from the beautiful, and thriving, mountain town of Salida.**



## Offering Summary

Sale Price	\$1,950,000
NOI	\$150,000
Lot Size	13 acres
Full Hook up RV Sites	46
Deluxe Cabins	4
Kamping Cabins	3
Electric Tent Sites	4
Primitive Tent Sites	14
Apartment Rentals	3

## Property Overview

This is an amazing example of a KOA Campground, with many new upgrades. Located minutes from Monarch Ski Resort, amazing hiking and ATV trails, world class fishing, and a vibrant downtown with great food, shopping, and festivals, this is ideal for outdoor lovers.



COME TO LIFE  COLORADO™





**Listing Price**

**\$1,950,000**



**Price per Site**

**\$26,000**



**# of Sites**

**75**



**Gross Income**

**\$465,000**

**Total Expense**

**\$311,000**

**Net Operating Income**

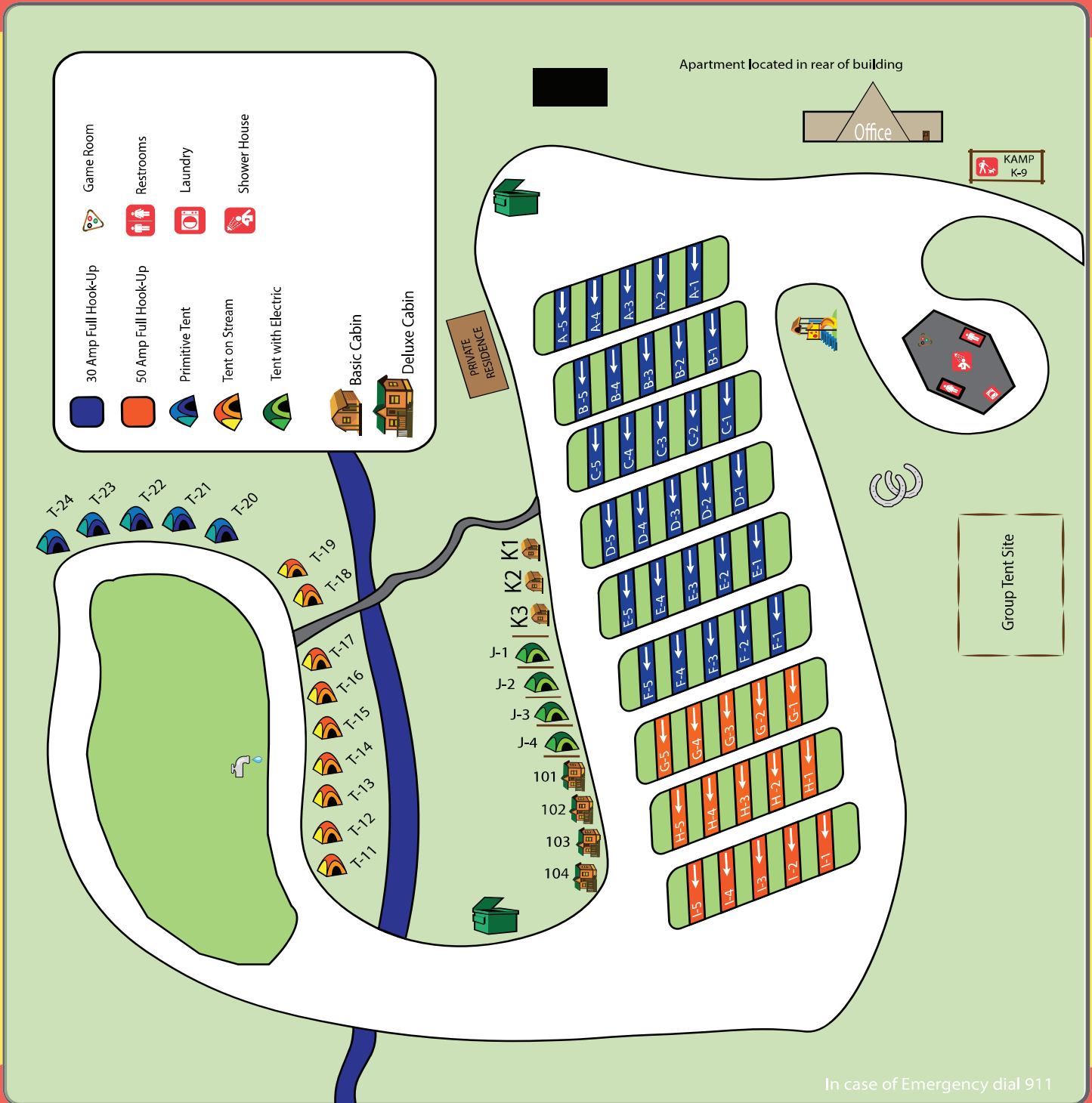
**\$154,000**



# SALIDA / MT SHAVANO KOA

## GUEST SERVICES GUIDE

ONE OF THE PREMIER CAMPGROUNDS IN THE ROCKY MOUNTAINS OF COLORADO, WE PROVIDE A GREAT SETTING FOR RELAXING, PUTTING YOUR FEET UP, AND ENJOYING NATURE AFTER A HARD DAY OF WHITE WATER RAFTING, FISHING, HIKING OR SKIING!



In case of Emergency dial 911

Guest Name:

Site #:

WiFi Password: koacamping



CITY OF  
**SALIDA**  
COLORADO

## Property and Location Overview

The Salida/Mt Shavano KOA is perfectly located, sitting at the base of Colorado's most beautiful mountain, yet just minutes away from the thriving community of Salida, and down the road from world class skiing and snowboarding. With average winter temperatures of 50 degrees and summer temperatures of 80, one will quickly understand why they call this area the Banana Belt!

Located at approximately 8000 ft of elevation, the Campground has upgraded 50/30/20 amp service in many of the RV sites, beautifully redeveloped KOA patio sites, all new septic systems, seasonal creek with pond, and gorgeous Colorado Aspen trees. The park has a wonderful mountain feel, while still retaining great cell phone and internet service for visitors.



# Investment Highlights

- \* **Remodeled Store & Gift Shop**
- \* **All New Septic Systems**
- \* **4 New Deluxe Cabins**
- \* **President's Award Recipient**
- \* **Duplex Apartment Rental**
- \* **Updated Registration Building with Apartment Rental or Manager Housing**
- \* **Record Revenue Growth**
- \* **4.5 million + people living within 250 miles**
- \* **Close to Retail, Medical, Schools, Art, and Entertainment**
- \* **Proximity to World Class Outdoor Recreation**
  - o **Rafting**
  - o **Mtn Biking**
  - o **Skiing/Snowboarding**
  - o **Fishing**
  - o **Hiking**