



CONFIDENTIAL OFFERING MEMORANDUM

1304 & 1314 Greene Street

Silverton, Colorado

\$3,500,000 Real Estate + Business Package

Historic restaurant/bar | commercial kitchen | ice cream & coffee
| 4 furnished lodging with full kitchens| soaking pools



Prepared by Colleen Aller, REALTOR® | Team Aller Real Estate | KW Southwest Associates
970-901-7018 | allerrealestate.com | Montrose, Colorado

Confidentiality & Disclaimer

Prepared for broker presentation

This Offering Memorandum is provided for informational purposes only to assist qualified parties in evaluating a potential acquisition of the real estate and operating business package located at 1304 and 1314 Greene Street in Silverton, Colorado. The information herein has been assembled from owner-provided financial statements, uploaded lease and balance sheet documents, San Juan County Assessor records, public-facing business websites, and public market references. No representation or warranty is made as to the accuracy or completeness of any information. Prospective buyers should conduct their own independent investigation, including financial, legal, tax, title, survey, zoning, building, liquor licensing, pool/spa compliance, lodging/short-term rental compliance, environmental, and operational due diligence. Any projections, pro forma scenarios, value indications, or cap-rate calculations are for discussion purposes only and should not be relied upon as a guarantee of future performance. The stated package price includes both real estate and business components; allocation among land, buildings, FF&E, inventory, licenses, goodwill, and operating assets should be determined by the parties with professional tax and legal counsel.

Data Sources Used

Owner-provided P&L; dated 06/09/26; owner-provided balance sheet dated 06/09/26; Commercial Lease Agreement dated 05/01/07; San Juan County Assessor records; property/business websites; public market references.

Buyer Verification Items

Financial recasting, year-round operating capacity, business entity structure, lease status, licenses, permits, FF&E, inventory, transferability, zoning, permitted unit count, and physical condition.

Use of Materials

Photos included in this OM were pulled from the property/business websites and are intended for presentation use only. Final public marketing should confirm image permissions and current property condition.

Executive Summary

Integrated hospitality investment package



\$3,500,000

PACKAGE PRICE

\$392,143

2025 GROSS INCOME

\$110,084

ADJUSTED NOI

3.15%

IMPLIED CAP RATE

10,500 SF

COMBINED ASSESSOR SF

4

BUSINESS COMPONENTS

The offering combines two downtown Greene Street commercial parcels with four integrated hospitality businesses: The Pickle Barrel bar and restaurant, Smedley's Ice Cream & Coffee, Smedley's furnished lodging units, and Shangri-La Soaking Pools. The package offers a rare blend of historic real estate, operating businesses, lodging income, food/beverage revenue, and destination amenity value in the heart of Silverton's visitor corridor.

CORE INVESTMENT THESIS

Scarce downtown hospitality platform: real estate plus businesses in a compact Greene Street footprint.

Multiple revenue streams: restaurant/bar, lodging, coffee/ice cream, and soaking pool operations.

Operational upside: current financials reflect owner-selected seasonal operation; owners historically operated year-round for 17 years.

Destination demand: Silverton benefits from heritage tourism, the train, OHV/Jeep traffic, mountain recreation, and winter adventure.

Category	Detail
Offering	\$3.5M real estate + business package
Addresses	1304 Greene Street and 1314 Greene Street, Silverton, CO
Real Estate	Two downtown commercial parcels totaling approx. 7,500 SF land area and 10,500 assessor building SF
Primary Businesses	The Pickle Barrel Restaurant & Bar; Smedley's Ice Cream & Coffee; Smedley's Suites; Shangri-La Soaking Pools
Operating Season Reflected	Current financials primarily reflect May-October operation
Historical Operations	Owners historically operated year-round for 17 years
Sale Structure	Real estate, business operations, FF&E;/goodwill/operating assets - allocation to be verified

Why This Is Not a Commodity Asset

A buyer is not simply purchasing a building. The package includes a legacy restaurant brand, hospitality lodging platform, operating kitchen, coffee/ice cream storefront, and a differentiated soaking pool amenity in a high-barrier mountain market.

Price Context

The \$3.5M price reflects an integrated real estate + business package. In-place adjusted NOI alone does not capture the total business value, FF&E;, legacy, market position, and operating upside.

Broker Audience Takeaway

Best framed as a lifestyle/investment acquisition for a hospitality operator or owner-operator, not a passive cap-rate-only transaction.

Property Overview

Assessor and broker-verified property data

Parcel / Address	Current Business Association	Assessor / Property Facts	Verification Notes
1304 Greene Street Parcel R2666	The Pickle Barrel Restaurant & Bar Historic masonry building	0.057 acres / 2,500 SF land 2,500 heated SF MU-1 Downtown Mixed Use Assessor YrBlt 1909 / EFY 2000	Historic source and seller/broker correction identify the Pickle Barrel building as built in 1880. Buyer to verify building records, condition, and historic status.
1314 Greene Street Parcel R2662	Smedley's Suites Smedley's Ice Cream & Coffee Shangri-La Soaking Pools	0.115 acres / 5,000 SF land 8,000 heated SF 2 stories MU-1 Downtown Mixed Use Assessor YrBlt 1979 / EFY 2020	Assessor notes retail/service below and 4 lodging units on 2nd floor. Buyer to verify permitted unit count and operational approvals.
Combined Premises	Integrated hospitality operating platform	Approx. 7,500 SF land Approx. 10,500 assessor building SF Lease references 10,000 SF hospitality premises	Buyer to reconcile assessor data, lease description, and actual usable/operating area during due diligence.



Unit Mix & Business Ecosystem

Four operating business components

1. Pickle Barrel Restaurant & Bar

Historic downtown restaurant/bar in the 1880 masonry building at 1304 Greene Street. Full commercial kitchen supports restaurant and the broader food/beverage platform.

2. Smedley's Ice Cream & Coffee

Coffee/ice cream retail-service component below the lodging at 1314 Greene Street, positioned for train, OHV, summer tourism, and lodging guest traffic.

3. Smedley's Suites

Four furnished lodging units, suitable for short-term or longer-term rental strategy, with kitchens, private baths, WiFi, satellite TV, mountain views, and pool access.

4. Shangri-La Soaking Pools

Three indoor pools operated as a guest and public amenity, with private-party/group potential.

2025 ACTUAL REVENUE MIX



■ Food / Restaurant: \$320,305 (81.7%)

■ Lodging: \$71,050 (18.1%)

■ Airbnb: \$788 (0.2%)

Component	Location	Role in Investment Thesis
Restaurant & Bar	1304 Greene	Legacy food/beverage anchor and destination brand
Commercial Kitchen	1304 Greene	Supports restaurant and coffee/ice cream operations
Ice Cream & Coffee	1314 Greene	Day-traffic and guest-facing retail/service revenue
Furnished Lodging Units	1314 Greene	Four-unit furnished lodging platform; short- or longer-term rental flexibility
Indoor Soaking Pools	1314 Greene	Amenity differentiator; public/private group demand; package value

The Pickle Barrel Restaurant & Bar

Historic 1304 Greene Street anchor



Historic Flag

1304 Greene Street is being presented as the 1880 historic Pickle Barrel building based on seller/broker correction and restaurant history. Assessor records should be reconciled during diligence.

The Pickle Barrel is the anchor food-and-beverage business and occupies one of Silverton's most recognizable historic masonry buildings. Public-facing restaurant materials describe the building as constructed in 1880 by Sherwin and Houghton, opened as the Pickle Barrel in June 1971, and operated as a year-round success under the Zimmerman ownership. The restaurant/bar provides a full commercial kitchen, legacy brand value, menu history, and operational backbone for the adjacent ice cream and coffee component.

KEY BUSINESS ATTRIBUTES

- Bar and restaurant with full commercial kitchen and established Silverton identity.
- Website presents menu, beverage program, lunch/dinner appeal, and "Fine Food & Spirits" positioning.
- Historic masonry presence creates identity that is difficult to replicate in a mountain downtown.
- Kitchen infrastructure supports cross-utilization with ice cream/coffee and potential catered/private events.

Smedley's Suites + Ice Cream & Coffee

1314 Greene Street lodging and retail-service platform



1314 Greene Street is the hospitality companion asset: Smedley's Suites, Smedley's Ice Cream & Coffee, and the Shangri-La Soaking Pools. The lodging component is described by the owner/broker as four fully furnished lodging units. Public-facing materials highlight kitchens, private baths, living areas, WiFi, satellite television, and access to the soaking pools during operating hours. The retail-service level captures visitor traffic from downtown Greene Street, train passengers, OHV/Jeep tourism, and lodging guests.

LODGING + RETAIL ATTRIBUTES

- Four furnished lodging units suitable for short-term or longer-term rental strategy.
- Guest-facing lodging model with private baths, kitchens/living areas, WiFi, and satellite television.
- Coffee/ice cream retail-service component below lodging, supported by the restaurant kitchen.
- Soaking pool access creates a differentiated guest amenity in the Silverton lodging set.



Diligence Note

Assessor records note "retail/service below" and "4 lodging units on 2nd floor." Buyer should verify permitted unit count, life-safety compliance, lodging tax/licensing, and short-term rental transfer requirements.

Shangri-La Soaking Pools

Differentiated wellness/recreation amenity



Shangri-La Soaking Pools is positioned as a rare Silverton guest and public amenity. Public-facing materials describe three indoor pools ranging from 99 degrees to 103 degrees, year-round availability, private party/group capacity, and certification as the only pool and spa facility certified in Silverton. The business complements lodging stays, après-adventure demand, and winter visitor use while also creating package and cross-marketing opportunities with the restaurant and coffee/ice cream business.



Published Rate / Item	Amount
Adult	\$20
Children	\$14
Children under 3	Free
Towel / Locker Rental	\$2 each
Suit Rental	\$5
Daily Special: Coffee + Soak	\$14

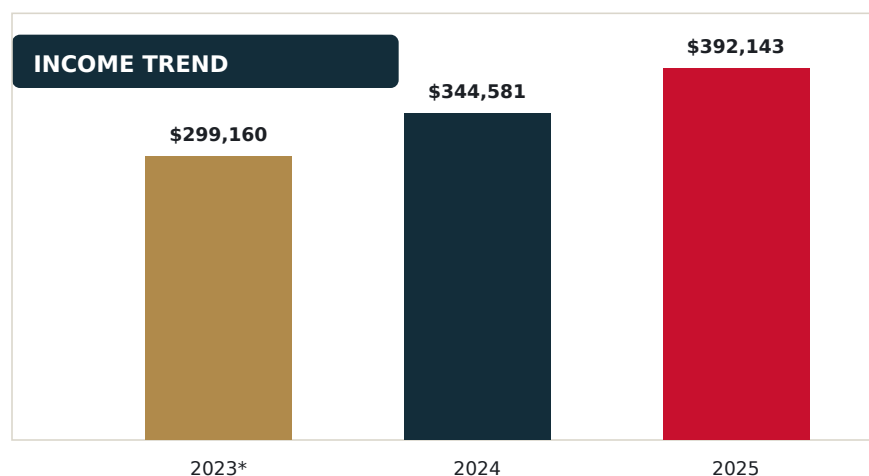
Operating Leverage

The pools are more than an amenity. They can support lodging premiums, shoulder-season programming, private groups, local membership/pass use, and integrated packages with coffee or dining.

Historical Financial Overview

Actual P&L data provided by owner

Metric	Jun 9-Dec 31 2023	Jan-Dec 2024	Jan-Dec 2025	Jan 1-Jun 9 2026
Total Income	\$299,160.09	\$344,580.79	\$392,142.78	\$64,170.58
Total Expense	\$275,788.51	\$344,791.36	\$396,115.11	YTD / partial period
Net Ordinary Income	\$23,371.58	\$-210.57	\$-3,972.33	YTD / partial period
Food Sales	\$236,643.35	\$262,049.00	\$320,304.73	\$53,348.46
Lodging Revenue	\$58,541.00	\$79,438.46	\$71,050.41	\$8,900.00
AirBnB Revenue	\$3,975.74	\$3,093.33	\$787.64	\$1,922.12



*2023 period reflects Jun 9-Dec 31 only.

Financial Read

2025 is used as the clean full-year basis for valuation and NOI. The business is currently operating on a seasonal schedule; current owner history indicates the business operated year-round for 17 years.

Data Caveat

The P&L; is accrual-basis and appears to include rent, interest, and depreciation. These items were recast in the adjusted NOI bridge shown on the next page.

NOI Bridge & Recast

2025 full-year actual basis

\$392,143

2025 GROSS SCHEDULED
INCOME

\$110,084

ADJUSTED NOI

71.9%

ADJUSTED EXPENSE RATIO

3.15%

IMPLIED CAP AT \$3.5M

Line Item	Amount
2025 Total Income	\$392,142.78
2025 Total P&L; Expenses	\$396,115.11
Add-back: rent expense	\$106,000.00
Add-back: interest expense	\$4,313.85
Add-back: depreciation expense	\$3,742.00
Adjusted Operating Expenses	\$282,059.26
Adjusted NOI	\$110,083.52

2025 Revenue Component	Amount	Share
Food / Restaurant	\$320,304.73	81.7%
Lodging	\$71,050.41	18.1%
AirBnB	\$787.64	0.2%
Beverages	\$0.00	0.0%
Total Income	\$392,142.78	100.0%

Recast Rationale

Rent, interest, and depreciation are excluded from adjusted operating expenses to frame the property/business income stream for broker discussion. Buyer/lender underwriting may handle these items differently.

Owner-Operator Context

The current figures reflect owner-selected seasonal operations. The owners were historically open year-round and are now positioning the assets as a retirement / succession opportunity.

Pro Forma & Pricing Lens

Package price and winter break-even scenario

Pricing / Valuation Lens	Calculation	Result
Value at 6.30% cap	$\$110,083.52 / 0.063$	\$1,747,357
Value at 5.50% cap	$\$110,083.52 / 0.055$	\$2,001,519
Actual package price	Real estate + business package	\$3,500,000
Implied cap at package price	$\$110,083.52 / \$3,500,000$	3.15%
NOI required at 6.30% cap	$\$3,500,000 \times 0.063$	\$220,500
NOI required at 5.50% cap	$\$3,500,000 \times 0.055$	\$192,500
NOI gap to 6.30% target	$\$220,500.00 - \$110,083.52$	\$110,416
NOI gap to 5.50% target	$\$192,500.00 - \$110,083.52$	\$82,416

Scenario	Assumption	Modeled NOI Impact
2025 Adjusted Actual	Use actual 2025 income and recast operating expenses.	\$110,083.52
Nov-April Break-Even Model	Winter months operate at break-even: additional revenue offsets additional expenses dollar-for-dollar.	\$0 incremental NOI; annual NOI remains \$110,083.52
Year-Round Upside Not Quantified	Business historically operated year-round for 17 years, but no additional winter profit is assumed in this OM.	Upside potential only; buyer to underwrite independently

Pricing Note

The \$3.5M package price includes both real estate and business value. Current financials reflect owner-selected seasonal operation, generally May through October. Because the owners historically operated year-round for 17 years, a new owner may evaluate winter/shoulder-season operations, but this OM does not estimate additional winter profit.

Lease, Entity & Asset Structure

The uploaded Commercial Lease Agreement dated May 1, 2007 identifies Paul Zimmerman and Sharon Zimmerman as lessor and The Pickle Barrel Inc. as lessee. The lease describes 10,000 square feet of hospitality space located at 1304 Greene Street and 1314 Greene Street in Silverton, Colorado. The lease document references an initial term beginning May 1, 2007 and multiple renewal periods extending through 2027, with rent and renewal terms to be confirmed through amendments/current occupancy records.

Lease Topic	Document Reference / Diligence Item
Parties	Lessor: Paul Zimmerman and Sharon Zimmerman; Lessee: The Pickle Barrel Inc.
Premises	10,000 SF hospitality space at 1304 and 1314 Greene Street
Lease Type	Modified gross lease language; expense responsibilities split by category
Rent	Original document references \$6,000/month initial rent; 2025 P&L; shows \$106,000 rent expense added back in NOI recast
Operations / Licenses	Permits, liquor license, pool/spa certification, lodging approvals, and business licenses require verification
Asset Allocation	Real estate, FF&E;, inventory, trademarks/brands, websites, phone numbers, goodwill, and business value should be allocated in final contract

Business Transfer Focus

Buyer should confirm which names, domains, reservation systems, social media accounts, guest reviews, recipes, menus, inventory, FF&E;, operating manuals, vendor relationships, and licenses are included.

Entity Structure Focus

Because the lease appears to be between owners and a related operating entity, buyer counsel should confirm whether the transaction is structured as asset sale, business sale, real estate sale, equity transfer, or a hybrid.

Investment Highlights

Why the opportunity is rare

Legacy Greene Street Presence

The Pickle Barrel has operated since 1971 in an 1880 historic masonry building, creating brand equity and visitor recognition that cannot be manufactured quickly.

Integrated Revenue Stack

The package combines restaurant/bar, kitchen-backed coffee/ice cream, furnished lodging, and soaking pools in a single downtown hospitality platform.

Hospitality Amenity Differentiation

Shangri-La Soaking Pools creates a guest-facing wellness amenity and potential local/group/private-party revenue stream that supports lodging and visitor spend.

Owner-Operator Upside

Current financials reflect seasonal operation; the business was historically operated year-round for 17 years, giving buyers a clear operational question to underwrite.

Scarce Downtown Control

Two adjacent/connected Greene Street assets in Silverton provide frontage, brand visibility, and control of complementary uses in a constrained mountain market.

Multiple Buyer Profiles

Potential buyer pool includes hospitality owner-operators, mountain lifestyle investors, food/beverage operators, boutique lodging groups, and strategic local/regional investors.

Market Overview

Silverton demand drivers



Silverton is a high-elevation San Juan Mountain destination with layered demand from heritage tourism, the Durango & Silverton Narrow Gauge Railroad, OHV/Jeep routes, hiking, mountain biking, fishing, fall color travel, winter recreation, and advanced/expert skiing at Silverton Mountain. Public tourism sources position Silverton as a National Historic Landmark destination with an authentic downtown and 13,000-foot peaks in every direction. The railroad has operated continuously between Durango and Silverton since 1882 and remains one of the area's defining visitor generators.

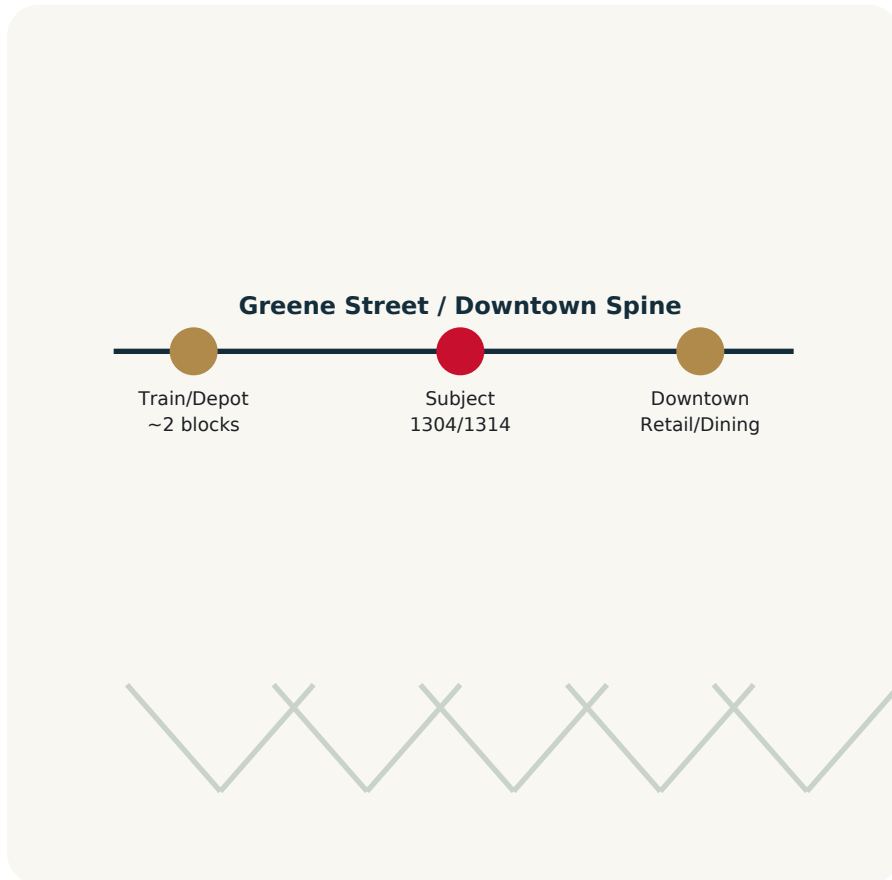
DEMAND DRIVERS

- Heritage tourism: National Historic Landmark setting and authentic mining-town downtown.
- Train traffic: Durango & Silverton Narrow Gauge Railroad draws day-trip and overnight guests.
- Outdoor recreation: OHV/Jeep, hiking, biking, fishing, fall color, snowmobiling, snowshoeing and winter mountain travel.
- Ski/winter niche: Silverton Mountain reports 400+ inches average annual snowfall and an advanced/expert-only mountain experience.
- Scarcity: Limited downtown commercial inventory and limited scale lodging/restaurant opportunities.



Location Overview

Downtown Greene Street positioning



The property sits on Greene Street, Silverton’s principal downtown commercial corridor. Smedley’s public materials note the property is conveniently located on downtown Greene Street and two blocks from the train stop. This placement supports walkable demand from train passengers, OHV visitors, lodging guests, restaurant patrons, day trippers, and winter recreation traffic.

LOCAL ANCHORS

- Durango & Silverton Narrow Gauge Railroad and Silverton Station
- Historic downtown storefronts, restaurants, shops and services
- San Juan Skyway and Alpine Loop / OHV touring corridors
- Silverton Mountain, Kendall Mountain and backcountry recreation
- Ouray, Telluride and Durango regional visitor ecosystem

Strategic Location Read

This is a compact, walkable, guest-facing position where food, lodging, wellness, and visitor retail can reinforce one another rather than operate as isolated revenue streams.

Comparable Sales & Market Benchmarks

Publicly available references

Type	Property / Source	Price	Size / Notes	Relevance
Sold	661 Greene St, Silverton - motel business	\$1,900,000	10 beds / 10 baths / 8,334 SF	Closest hospitality-business sale reference in Silverton
Sold	1124 Greene St, Silverton	\$525,000	Commercial property; business pedestrian zoning; restaurant/bar potential	Downtown Greene St commercial sale reference
Sold	1063 Blair St, Silverton	\$489,000	Residential/commercial possibilities; 1,120 SF	Smaller mixed-use sale reference
Active	1145 Greene St, Silverton	\$1,400,000	Approx. 3,750 SF; mixed-use investment	Active mixed-use downtown benchmark
Active	857 Greene St, Silverton Liquors	\$850,000	Business for sale; approx. 1,026 SF / 1 bath	Small-format downtown business/retail benchmark
Active	664 Greene St, Silverton	\$7,780,000	Approx. 7,520 SF; motel/RV/development, 36 mixed-use lots	Upper-end hospitality/development benchmark

Comparable Sales Note

Silverton is a thinly traded mountain commercial market. Public comparable data should be treated as directional only. True underwriting should verify sale terms, business inclusions, FF&E, inventory, seller financing, real estate allocation, capex, and trailing financials for each comparable.

Seasonality & Weather

Current financials reflect seasonal operations; winter access, staffing, customer demand and weather should be underwritten carefully.

Business Transferability

Brands, phone numbers, websites, social media, reviews, permits, licenses, liquor license, recipes, FF&E; and inventory need clear transfer documentation.

Permits & Compliance

Restaurant, lodging, pool/spa, life-safety, ADA, health department, signage, zoning and short-term rental approvals should be verified before closing.

Financial Recasting

Owner-operator expenses, related-party rent, depreciation, interest, payroll, and one-time items require buyer/lender review.

CapEx / Physical Condition

Historic masonry, restaurant systems, kitchen equipment, pool mechanicals, plumbing/electrical/HVAC and roof should be inspected.

Allocation & Tax Treatment

Package pricing includes real estate and business value; final allocation among real estate, FF&E;, inventory and goodwill is a legal/tax issue.

Underwriting Position

This opportunity is best evaluated by a buyer willing to diligence both real estate and operating business performance. The upside is operational; the risk profile is also operational.

Investment Conclusion

A Rare Silverton Hospitality Platform



1304 and 1314 Greene Street offer a rare chance to acquire not only downtown Silverton real estate, but a legacy hospitality platform that can be repositioned, refreshed, and scaled by the right operator. The combination of historic restaurant/bar, commercial kitchen, ice cream and coffee shop, furnished lodging units, and indoor soaking pools creates an unusually complete guest ecosystem in a small mountain market.

INVESTOR THESIS IN ONE SENTENCE

A buyer is acquiring a compact downtown hospitality engine with established brands, multiple revenue channels, meaningful owner-operator upside, and scarcity value in one of Colorado's most distinctive mountain destinations.

Recommended Next Steps

1) Execute NDA. 2) Review complete financials and tax returns. 3) Confirm sale structure and asset allocation. 4) Verify licenses, permits, unit count, and condition. 5) Tour physical plant and operating systems.

Rent Roll & Traffic Count

Lease support + CDOT traffic reference

Operating Rent Roll / Component Roll-Up

The sale is presented as an integrated real estate + business package. The uploaded lease identifies The Pickle Barrel Inc. as lessee of approximately 10,000 SF of hospitality space at 1304 and 1314 Greene Street. The 2025 P&L shows \$106,000 in rent expense, which was added back in the adjusted NOI recast.

Component / Tenant	Premises	SF / Units	Rent / Revenue Reference	Diligence Note
The Pickle Barrel Inc.	1304 + 1314 Greene	10,000 SF per lease	\$106,000 2025 rent expense	Related-party lease; verify current amendments and terms
Restaurant & Bar / Kitchen	1304 Greene	2,500 assessor SF	Included in operating package	Historic anchor; kitchen supports food/beverage platform
Smedley's Ice Cream & Coffee	1314 Greene	Retail/service level	Included in food/restaurant line	Revenue allocation to be verified during diligence
Smedley's Suites	1314 Greene	4 furnished units	\$71,050 lodging + \$788 Airbnb in 2025	Verify permits, unit count, taxes and booking records
Shangri-La Soaking Pools	1314 Greene	3 indoor pools	Operating component included	Verify pool/spa permits, certification and revenue allocation

Traffic Count Reference

Reference Corridor	US 550 / Greene Street / Silverton visitor corridor
Data Source	CDOT OTIS / Highways Traffic Counts layer
Traffic Metric	Layer includes AADT - Annual Average Daily Traffic - fields for latest published year
Directional Volume Note	US 550 / Silverton corridor is publicly referenced as carrying more than 2,000 vehicles per day
Verification Note	Exact current count station, segment, and seasonal peak volumes should be verified in CDOT OTIS during diligence
Source Notes: Lease dated 05/01/2007; owner-provided 2025 P&L; CDOT OTIS / Highways Traffic Counts. Verify exact current station/segment before buyer reliance.	

Zoning & Permitted Uses

Zoning Source Snapshot

San Juan County Assessor land-line data identifies both parcels as MU-1.
 1304 Greene Street: Non-Residential Land, MU-1; 2,500 SF land.
 1314 Greene Street: Commercial Land, MU-1; 5,000 SF land; assessor note references retail/service below and 4 lodging units on second floor.

District Purpose

MU-1 Downtown Mixed-Use is intended for the historic core of Silverton. The district is designed for a pedestrian-oriented mix of commercial, service, entertainment, and residential uses following downtown character and patterns.

Relevant MU-1 Uses for This Offering

Use Category	Relevant Uses / Status	Buyer Diligence Focus
Food & Beverage	Restaurant; Bar/Tavern; Craft Alcohol	Liquor license, health department, hood/fire systems and signage.
Lodging	Hotel/Motel; Vacation Rental	Unit count, STR/lodging permits, sales/lodging tax and life-safety.
Retail / Service	Retail Sales; Personal Services; Office	Business license, sales tax, storefront approvals, ADA/access.
Entertainment / Amenity	Indoor Recreation/Entertainment	Pool/spa license, operator certification, health and safety approvals.
Residential / Mixed Use	Mixed-Use Dwelling; Multiunit; Live/Work	Any conversion/additional units require zoning/building review.

MU-1 Dimensional Standards Summary

Standard	MU-1 Requirement
Minimum Lot Area	2,500 SF
Minimum Lot Width	25 FT
Front / Side Setback	0 FT / 0 FT
Street Side / Rear Setback	5 FT / 5 FT
Maximum Building Height	40 FT

Zoning Read for Buyer Underwriting

The current package - restaurant/bar, commercial kitchen, ice cream/coffee, furnished lodging, and soaking pools - appears directionally consistent with the MU-1 downtown mixed-use framework. Buyer should verify permitted status, licenses, certificates of occupancy, STR approvals, pool/spa certifications, liquor license, health approvals, signage, ADA/life-safety, parking patterns, and any nonconforming conditions.

Source Notes: San Juan County Assessor parcel records R2666 and R2662; Town of Silverton Land Use Code, Ord. 2025-01, Sec. 15-2-50 and Sec. 15-3-40/15-3-50. Zoning/use permissions should be verified with the Town of Silverton planning agency before buyer reliance.

Advisor & Call to Action

Team Aller Real Estate | KW Southwest Associates



Colleen Aller

REALTOR® | Commercial Broker

Team Aller Real Estate
KW Southwest Associates
Montrose, Colorado

970-901-7018

allerrealestate.com

Call to Action: For qualified buyer interest, request the full data room, schedule a confidential buyer consultation, and coordinate a property/business tour. Financials, lease detail, operating records, permits, and seller transition terms should be reviewed after NDA and buyer qualification.

Selected Source Notes

Owner-provided P&L; and balance sheet dated 06/09/2026; Commercial Lease Agreement dated 05/01/2007; San Juan County Assessor Parcel R2666 and R2662; The Pickle Barrel website; Smedley's Suites website; Shangri-La Soaking Pools website; TripAdvisor listing for Smedley's Ice Cream Parlor and Espresso Coffee; public listing/market reference sources including Stellar Mountain Properties, Wells Group Durango, CREXI/Bray, Coldwell Banker Vail/CBMP; Silverton Chamber of Commerce; Durango & Silverton Narrow Gauge Railroad; Silverton Mountain.