

# Turnkey RV Park & Hospitality Investment Opportunity

816 MAIN STREET, WESTCLIFFE, CO 81252



## 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.

## Highlights

- 21 full-hookup pull-through RV sites with individually metered electric.
- 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.

## Property Details

### Sales Price

■ \$1,640,000

### Lot Size

■ 2.60 Acres

### Cap Rate


■ 8.8%

## 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.

Rev: July 1, 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.



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