

\$1,425,000 - 1301 Main Street, Red River

MLS® #202501266

\$1,425,000

0 Bedroom, 0.00 Bathroom, 7,000 sqft
Commercial Sale on 0.19 Acres

N/A, Red River, NM

This is an amazing investment opportunity! Check out this 14-room working lodge in the historic town of Red River on Main Street. In addition to the 14-rooms that can be rented out nightly, the property also has a 1500 sq ft owner suite to enjoy year-round. For growth purposes, the owner's suite could possibly be turned into more units. The property has 4 queen single rooms, 8 kitchenette rooms and 1 2-bedroom apartment across two floors that could be rented out nightly, weekly, or monthly depending on your future clients' needs. All FF&E, land and property conveys with sale. Large attached warehouse space is unused and also could be converted. If you've ever wanted to own and operate a lodge in a beautiful ski town here is your opportunity!

The property is on city utilities

Keyless Entry to all rooms

On site laundry room for owner or property manager

All nonsmoking rooms

Smart TV's in all rooms with \$6000 upgraded internet infrastructure

Four cleaners and one property manager who would like to stay on with sale if buyer desires

Mountain view lodge is listed and promoted on



the internet under their name plus other popular travel sites

Majority of room windows are 2023 Pella

Room furnishings upgraded in 2022

Backside gutters with heattape 2023

Electrical upgraded 2022

Owner's suite upgraded 2023

Firepits and seating added 2022

This property was purchased only 2 years ago and brought from completely vacant with no marketing and not producing to a 47% annual occupancy rate and marketed across all platforms (Company website, Expedia, Airbnb, Hotel.com, Bookings, VRBO, etc) . It was a startup operation for the buyers with large capital input that has exceeded the growth time expected. There is still a ton of potential in this property to grow. Average rates are attached.

The property has 4 queen single rooms, 8 kitchenette rooms, 1 2-bedroom apartment, and an owners suite. The owners suite could be converted into more suites. Average rents are attached. There is also an unused warehouse/storage room on the floorplan. It could be a gameroom, more suites, etc.

On their manager: Carolyn provides the following services for Mountain View Lodge in exchange for lodging in Kitchenette room 12. She has no contract. Greeting guests, helping stock rooms, keeping owners informed on inventory needs or maintenance issues, laundry, and keeping the property grounds

picked up. Cleaners are local and would stay, paid from fees on each room.

Below are just a couple sites they are on, but if you google Mountain View lodge Red River NM, they are on tons of sites, their search engine optimization they have worked on in the last 2 years has gone a long way.

https://www.airbnb.com/rooms/54326294?check_in=2024-11-13&check_out=2024-11-18&guests=1&adults=1&s=67&unique_share_id=8fb931ac-0667-4a74-89d3-e7c7197f860c

Check out this place I found on Expedia!

<https://expe.app.link/nWmlxpcxtOb>

Check out this place I found on Hotels.com!

<https://hotels.app.link/a9XsmynxtOb>

Built in 1950

Listing Details

Listing Agent	Nikki Bronstorp
Listing Office	Coldwell Banker Legacy 8200

Essential Information

MLS® #	202501266
Price	\$1,425,000
Bathrooms	0.00
Square Footage	7,000
Acres	0.19
Year Built	1950
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	1301 Main Street
Area	70-Taos and Environ
Subdivision	N/A
City	Red River
County	Taos

State	NM
Zip Code	87558

Amenities

Amenities	Cable TV, Laundry
Utilities	Electricity Available, High Speed Internet Available
Parking	Parking Available

Interior

Interior	Laminate
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Exterior

Exterior	Frame
Roof	Pitched
Construction	Frame

Additional Information

Date Listed	March 27th, 2025
Days on Market	198



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