



YELLOWSTONE REAL ESTATE GROUP

It's good to be home



Year Round Hospitality



Yellowstone Basin Inn
GARDINER, MONTANA
Experience Montana & Yellowstone, Naturally

Gardiner, Montana

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YELLOWSTONE BASIN INN • GARDINER, MONTANA

Listing Price: \$2,350,000



Yellowstone Basin Inn
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Experience Montana & Yellowstone, Naturally

- 3 Buildings with 14 Rooms • Separate Dining Room with Kitchen
- 4 Miles from the town of Gardiner, MT (North entrance to Yellowstone National Park)

LOCATION, LOCATION, LOCATION — JUST 5 MILES FROM YELLOWSTONE!



Gardiner, MT is located in the heart of Yellowstone Country and is the only gateway community with year-round access to Yellowstone with its 4 million visitors each year. The 360 degree mountain views are breath-taking! It sits at the confluence of the Gardner and Yellowstone Rivers and surrounded by the Absaroka-Beartooth Wilderness to the east, the Gallatin National Forest to the north and west, and of course, Yellowstone National Park to the south. The wildlife in this area is phenomenal with herds of elk, deer, wolves, bison, bighorn sheep, pronghorn, grizzly bears, and black bears.



The history-rich community was established in 1880 and is a timeless collection of shops, cafes, bars, restaurants, lodging, churches, outdoor recreation sales, and more, with a walkable downtown overlooking the Yellowstone River.

Outdoor activities include: sight-seeing, hunting, fishing, horse-back riding, ziplining, pack trips, whitewater rafting, backpacking, and more.

UNIQUE BUSINESS OPPORTUNITY



The Yellowstone Basin Inn was built in 1994, with the finishing touches complete in 2001. The current owners purchased the Inn in 2004 after years of managing other lodging facilities around the country. They have continually added upgrades, making the Inn a vacation destination for folks wanting that quintessential Montana/Yellowstone mountain experience.

The Inn has developed the policies of recycling, donating surplus food to community neighbors and the local food pantry. They use natural cleaning products, and buy local, sustainable, and/or organic products for the kitchen when available. Most of the towels in the rooms are bamboo, which is natural and dries in less time, reducing energy costs.



All of the rooms have new, locally handcrafted furniture from Montana Woodworks, an environmentally-friendly company, located in northwestern Montana.



The Inn has a separate dining facility, with a complete kitchen. It currently provides a breakfast buffet. The buildings are commercial compliant and up to code. The kitchen would be a great expansion possibility, as it could easily be converted to a restaurant open to the public, providing for even more income and traffic potential.





Rainbow Trout
2 Queen beds



Paradise Cabin
King bed



Maiden Basin
2 Queen Beds



Ridin' High
Single Queen

ACCOMODATIONS

All rooms and suites of the Inn include air conditioning, private bath, satellite TV, and high-speed wireless internet. The Inn is completely smoke-free with no smoking anywhere on the premises. There is one pet-friendly room and two handicap-accessible rooms.



The rooms are varied with small, one-bed rooms with a bath, to larger rooms with bath and kitchenette, to a family suite with living area, full kitchen, 3 bedrooms and 2 baths. This, or any of the suites, could be used as a manager's quarters. All rooms are adequately stocked and the linens are plush and add to the luxurious experience provided by the Inn.

As mentioned, all rooms have new Montana-made furnishing which lend to the mountain experience.

AMENITIES & ACTIVITIES

- Home-cooked breakfast buffet
- Outdoor hot tub
- Incredible views of the park
- Porch with bistro tables/rockers
- Free calf roping lessons
- Complementary concierge service
- Lunches to-go for guests
- Friendly and helpful staff
- Fantastic Yellowstone experience
- WI-FI
- Satellite TV
- Some rooms have full kitchens or kitchenettes
- Private baths
- A/C and Heating



RATINGS & REVIEWS

Has received TripAdvisor CERTIFICATE OF EXCELLENCE since 2011.

“Absolutely Amazing” Given 5 stars on TripAdvisor

Since we were traveling with friends, we wanted to be able to have a gathering area. A call to Greg, and he suggested the Cottage Suite which was available. This is a townhouse like accommodation with a full kitchen. We were there only two nights, but were made to feel extremely welcome. Greg is a phenomenal host. Each morning we discussed our plans over breakfast. With the amazing skill of legibly writing upside down, he presented an itinerary of what we could expect to accomplish. The areas not to miss were highlighted and the potential traffic areas to be avoided were included. Breakfast was elegantly displayed and enjoyed while watching wildlife in the field across from the Inn. On our last day, we ordered the lunches. They were superb and enough for two meals. After hiking Yellowstone during the day, a soak in the hot tub under the cold clear Montana sky was an absolute delight.

“Can’t beat it!” Given 5 stars on TripAdvisor

We booked this location based on accessibility to the park, availability and reviews! It met and exceeded our expectations. The owner is so knowledgeable about the park, it was like having our own tour guide. I would recommend it to anyone. And the breakfast is to die for. Healthy, nicely displayed and you can eat while looking out the window at wildlife through the high power telescope. It is a bit out of the way and there are no other things to do immediately around it but I think you will be busy all day in the park and that is a non-issue.

Room Tip: We had a corner room that was great. It faced the highway and was a great view of the mountains.

For 510 more excellent or very good ratings and reviews, see Trip Advisor: http://www.tripadvisor.com/Hotel_Review-g45184-d583950-Reviews-Yellowstone_Basin_Inn-Gardiner_Montana.html#REVIEWS

ADDITIONAL INFORMATION:

- Main lodge building contains rooms, including family suite which could be manager's headquarters, main office/gift shop
- Middle building contains dining facility, kitchen, newly remodeled employee's quarters downstairs, 1 room off of dining which could be office or employee housing
- Third building contains 2 new, larger rooms, one being a handicap room
- Inn has 2 new boilers (spring 2015) – 1 heats water and the other is for the heat source, which is forced air propane
- All rooms have newly-installed Champion 4 toilets (very effective and energy efficient)
- Inn employs approximately 10 seasonal employees and 1 full-time assistant, counting the Inn Keepers
- Inn currently open summers and fall with limited open rooms during the winter. New owners could increase revenues and profits by opening year-round. Parts of Yellowstone National Park are open year-round, with snowmobiling being a huge draw

MORE PROFIT POTENTIAL

- Dining hall could easily be converted to commercial and opened as a restaurant/café and open to the public. This would increase traffic immensely.
- Potential for additional existing rooms that could be converted to guest rooms
- The Inn is currently open summers and fall with limited open rooms during the winter. Revenues and profits could be increased by opening year-round. *Mammoth Hot Springs, which is the initial town inside the south entrance of Yellowstone National Forest from Gardiner, will be virtually closed for the next 2 winters for renovations. This will leave 95 rooms unavailable with tourists scrambling for alternate lodging. Gardiner hosts over 700,000 Yellowstone National Park visitors annually. There is a huge opportunity for revenues if open year round, especially these next 2 years. *www.gardinergatewayproject.org
- Current owners are willing to assist in transition to make sure transition goes smoothly and is a positive experience. Current owner would also be willing to work for a time if new owner needs some short-term, hired assistance.



BROKER'S COMMENT:

Yellowstone Basin Inn is an amazing property, offering its guests a perfect Montana mountain experience. With its close proximity to Yellowstone National Park, its possibilities are endless! If you ever thought of owning your own business in the mountains, this is it!

PRICE: \$2,350,000

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owners. Information regarding land classification, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable but whose accuracy we cannot guarantee.

