

# \$2,270,000 - 6435 E State Highway 82, Twin Lakes

MLS® #9029009 Listing Office: Summit Realty, Inc

**\$2,270,000**

0 Bedroom, 0.00 Bathroom, 9,418 sqft  
Commercial Sale on 0 Acres

N/A, Twin Lakes, CO

Explore this opportunity to own part of Colorado's storied history in the Village of Twin Lakes. Live and work in the majestic beauty of the Rocky Mountains along scenic Colorado Highway 82 that leads from the gold-medal Arkansas River to Independence Pass and Aspen. The listing -- property, buildings, furnishings and fixtures -- provides a "blank canvas" for the buyers to create their own masterpiece of mountain hospitality. Located at the foot of Colorado's highest mountain, Mt. Elbert, the property's history dates back to 1879. It underwent extensive renovations in 2012 when purchased by the seller, and the seller has continued to make improvements every year since. The location is known for charming overnight accommodations and is a gathering place for locals and tourists (described as a "Cheers-like" atmosphere). A commercial kitchen and other infrastructure improvements are in place to provide food and beverage service for breakfast, lunch, and dinner. The property includes seven guestrooms with private baths and five other rooms (these five rooms can also be rental space). A 3 bedroom, 2 bath separate residence of 1,271 sq. ft. is on the property. It can serve as owner's or rental housing. The property's advanced septic system, installed in 2017, is designed to support many commercial operations including food & beverage services in addition to lodging. Potential revenue sources include lodging,



restaurant/bar, retail rental space, and food vendors on the patio and parking lot. Call Dan Cooper for a private showing of this unique property; an opportunity to live your dream. Twin Lakes Village is a major supply and rest stop for trail hikers every summer; Colorado Trail (Denver to Durango) and Continental Divide Trail are nearby. The location is perfect for the outdoor enthusiast – hiking, biking, fishing, kayaking and other lake activities; conveniently located 26 miles from Buena Vista and 22 miles from Leadville.

RECOLORADO

**Listing Courtesy of Summit Realty, Inc**

Built in 1879

**Essential Information**

MLS® #	9029009
Price	\$2,270,000
Bathrooms	0.00
Square Footage	9,418
Acres	0.40
Year Built	1879
Type	Commercial Sale
Sub-Type	Special Purpose
Style	Chalet
Status	Active
Features	Fixtures/Equipment Included, Wi-Fi

**Community Information**

Address	6435 E State Highway 82
Subdivision	N/A
City	Twin Lakes
County	Lake
State	CO
Zip Code	81251

**Amenities**

Utilities	Electricity Connected, Internet Access (Wired), Propane
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Parking Spaces        10

**Exterior**

Lot Description        Corner Lot, Historical District  
Roof                      Metal

**Additional Information**

Date Listed              April 2nd, 2025  
Zoning                    Business

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