

# WYCOLO LODGE RESTAURANT, BAR AND LODGING OR YOUR PERSONAL MOUNTAIN RETREAT



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4039 HIGHWAY 230,  
LARAMIE, WY 82070

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- LOCATED IN THE SNOWY MOUNTAIN RANGE OUTSIDE LARAMIE, WY
- RECREATIONAL HAVEN
- TURN KEY BUSINESS OPPORTUNITY

**Laramie Land Company**





**SALE PRICE: \$675,000**

## PROPERTY DESCRIPTION

Wycolo Lodge has been a staple in the Snowy Range Mountains for many years as a restaurant, bar and lodging establishment. Ownership has recently completed numerous projects to the property including an expanded and new kitchen which offers a more extensive and inviting menu to make Wycolo a must stop for a meal or beverage. The offering consists of the main lodge with a restaurant, bar (County Liquor permit) and lodging rentals as well as other rentals throughout the property, a shop, RV hookups and a 24-hour self-serve gas pump.

The property totals, 1.88 Commercial Acreage, borders National Forest and offers quick access to many outdoor enthusiasts that come to the mountains for some of the best fishing, hunting, snowmobiling, cross country skiing, horseback riding, jeeping, 4-wheeling, biking and hiking. The Snowy Range Mountains and Medicine Bow National Forest offers those seeking adventure on snowmobiles over 200 miles of groomed trails, 100 miles of un-groomed trails and hill climbs up to 1,000 feet.

Wycolo has been run as a family business, however, current owners are ready to seek new adventures.

## PROPERTY UPDATES:

- Kitchen including newer hood, freezer/fridge combo, Coolers, 6 Burner Combo Stove, sinks, food warmers, fryer, and pizza oven
- New Well Pump
- Gas pump with self-service and 24-hour service
- Gas forced air furnaces in the Lodge
- Bathrooms in cabins for rent
- 1,230 SF Shop built in 2016





## LODGING

### MAIN LODGE:

- 3,320 SF in main lodge, includes main level bar/restaurant
- Bear Hollow Room- max of 4 people
- Bugling Elk Room- max of 4 people
- Moose Haven Room - max of 6 people

### CABINS FOR RENT:

- Wolf Den: Modern cabin with 1 bedroom, 1 bath, kitchenette, and satellite TV. Max of 4 people
- Dancing Deer and Badger Slide - Studio cabins with private bathrooms

## ADDITIONAL PROPERTIES ON SITE

- Shop totaling 1,230 SF built in 2016
- Modular: 1,344 SF, 3 bedroom, 2 bath (separately metered), full kitchen and can sleep up to 10 people 160 SF shed/well house
- Masked Bandit: Rustic cabin currently used as storage
- RV Hookups on site with 20 AMP or 30 AMP hook up service
- Additional .884 acres of residential available for sale with small cabins

## UTILITIES

- Private Well, new pump installed
- Septic System
- Gas Service – Walden Gas
- Electrical – Carbon Power
- WIFI Provided by Century Link
- TV Service provided by Direct TV



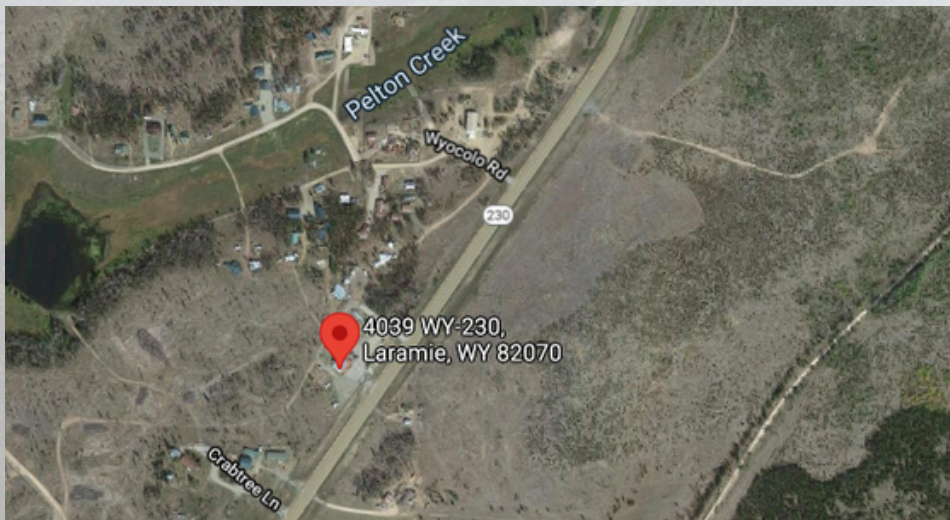


## LOCATION DESCRIPTION

WyColo Lodge is aptly named WyColo for its proximity to the Wyoming and Colorado border. Well located approximately 40 minutes to the west of Laramie, Wyoming on Highway 230 and 90 minutes from Steamboat Springs, Colorado.

Surrounding states enjoy visiting the area due to its numerous recreational activities and low population. Colorado, Nebraska, Illinois, Iowa and Wisconsin adventurers are typically seen enjoying Wyoming outdoors.

- LARAMIE, WY --- 42 MILES
- STEAMBOAT SPRINGS, CO --- 83 MILES
- CHEYENNE, WY --- 90 MILES
- DENVER, CO --- 169 MILES
- SIDNEY, NE --- 188 MILES



















# Laramie Land Company

For Additional Information Contact:

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