

FOR SALE | \$4.895M



Alder Inn

1072 Ski Run Blvd
South Lake Tahoe, CA 96150

Boutique Hospitality Opportunity
www.marmotproperties.com



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PROPERTIES

1072 Ski Run Blvd

Hospitality Property

South Lake Tahoe, CA



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THE OFFERING

Property Description

25-Unit Boutique Inn | 5-Minute Walk to Lake Tahoe | Free Heavenly Shuttle | Prime South Lake Tahoe Location

Alder Inn is a family-owned 25-unit boutique property on Ski Run Blvd, built in 1969 and carefully maintained. The 9,600 SF inn sits on a 0.574-acre parcel within a 5-minute walk of Lake Tahoe and Ski Run Marina, with Heavenly's free ski shuttle stopping at the entrance every 30 minutes. Positioned in South Lake Tahoe's high-demand visitor corridor, it captures year-round tourism from skiing, lake recreation, and events.

Property Highlights

- 25 renovated, individually styled rooms with private baths
- Modern amenities: microwave, mini-fridge, coffee/tea, WiFi
- Contactless check-in, 24/7 guest support, and ample on-site parking
- Outdoor seating with cozy mountain-lodge ambiance
- Established online presence with branded website and OTA visibility

Investment Potential

- Year-round occupancy from Tahoe's four-season appeal
- Walkable to 20+ restaurants, Ski Run Marina, and local events
- Strong ADR and revenue growth potential via direct bookings and added amenities
- Turnkey boutique asset in a supply-constrained market

Location

- 5-minute walk to Lake Tahoe and Ski Run Marina
- Free Heavenly shuttle every 30 minutes at entrance
- One mile from Stateline casinos and nightlife
- Quick access to U.S. 50 and under an hour to Reno-Tahoe Airport
- Strong regional draw from Bay Area, Sacramento, and international visitors



Price

\$4.895 M

Building Size

9,600 SF

Land Size

0.574 Acres

Units

25

Price/Unit

\$195,800

Year Built

1969

Renovated

2017

Prop Type

Hospitality



Boutique Lodge *South Lake Tahoe*

25 Rooms - Renovated in 2017

- 25 fully renovated units, each with a private bath
- Modern furnishings, refreshed finishes, and mountain-lodge design
- In-room amenities including microwave, mini-fridge, coffee and tea service, and WiFi

Prime Location – South Lake Tahoe

- Walkable South Lake Tahoe location near the lake, Heavenly shuttle stop at Alder Inn, dining, and events.
- One mile from Stateline casinos with quick U.S. 50 and Reno-Tahoe Airport access, attracting strong regional and international visitors.



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HOSPITALITY OPPORTUNITY

2017

Fully renovated with modern finishes, upgraded bathrooms, and cohesive mountain-lodge design, making the property turnkey for immediate operation.

25

Beautifully appointed guest rooms, each with private bath, stylish furnishings, and in-room amenities such as microwave, mini-fridge, coffee and tea service, and WiFi.

0.574 AC

Prime South Lake Tahoe location just steps from the lake, restaurants, and Heavenly shuttle, one mile from Stateline casinos, with easy U.S. 50 access and strong regional and international visitor draw.

365

365 DAYS A YEAR

Alder Inn thrives on Tahoe's steady visitor demand. Winter brings world-class skiing and snowboarding at Heavenly, while summer draws travelers for beaches, boating, hiking, and golf. Dining, gaming, and nightlife at Stateline keep guests coming every season.









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SOUTH TAHOE HOSPITALITY MARKET

South Lake Tahoe is one of the strongest resort markets in the Western U.S., supported by year-round tourism. Winter brings skiers and snowboarders to Heavenly and nearby resorts, while summer attracts visitors for beaches, boating, hiking, and golf. Casinos, dining, and nightlife at Stateline ensure steady traffic throughout the year.

The market benefits from its regional accessibility, drawing weekend travelers from Sacramento and the Bay Area as well as national and international guests via Reno-Tahoe International Airport. With limited land and restricted supply, hospitality properties in South Lake Tahoe consistently maintain high occupancy and strong ADRs.

Boutique assets are especially well positioned, as travelers increasingly prefer authentic, experience-driven stays. With its prime Pioneer Trail location, modern renovations, and walkability to Tahoe's top attractions, Adventure Lodge is ideally placed to capture this demand and deliver long-term value.







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Developer

- Specializes in high-quality urban renewal projects, focusing on sustainable business models to revitalize communities.
- Engages in adaptive reuse and redevelopment, transforming existing structures into modern, functional spaces.

Brokerage

- Provides comprehensive real estate brokerage services, assisting clients in buying and selling properties.
- Employs a team of experienced agents with in-depth knowledge of the Northern Nevada market.

General Contracting

- Offers general contracting services, overseeing construction and renovation projects to ensure quality and timely completion.
- Portfolio of urban renewal projects, emphasizing restoration and maintenance.

Management

- Provides property management for over 400 doors in Midtown and downtown Reno, focusing on compassionate, sustainable oversight and high resident satisfaction.



3918 Pioneer Trail South Lake Tahoe, CA 96150



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