

# Property Overview

## GATEWAY INN AT MT RAINIER - ASHFORD, WASHINGTON

### OFFERING SUMMARY

Lodging Style	Independent Lodge, Cabins, RV Sites, & Potential F&B
Property Scale	Midscale
Service Type	Limited-Service
Number of Keys	37
Building Size	13,367 SF
Land Details	2.70 acres   Owned, Fee Simple
Year Built	1935
Year Last Renovated	1986
Number of Floors	2

### PROPERTY DESCRIPTION

Gateway Inn at Mt. Rainier is a 37-key, midscale, limited-service property located in Ashford, Washington, directly outside the year-round Nisqually Entrance to Mount Rainier National Park. The hotel includes 14 standard and suite guest rooms, 15 standalone cabins with private bathrooms, and 8 RV sites with partial utility hookups. The ~2.7-acre, fee-simple site includes picnic tables, portable restroom facilities, and on-site owner/manager quarters for operational flexibility. There is also space available for approximately 10 tent camping sites, which are not included in the current key count. Originally built in 1935 and last renovated in 1986, the property has direct frontage along State Route 706. Former café, general store, and gift shop areas have been converted into lobby and room space, with high-visibility potential for reconversion to retail, food, or beverage use. Situated on the only west-side access route into Mount Rainier National Park, the property captures high traffic volumes and benefits from frequent gate wait times.



### PROPERTY HIGHLIGHTS

- Seller Financing Available On Principal Of Loan Only
- At Year-Round Mt. Rainier Nat'l. Park Gate
- Highway Frontage In High-Traffic Corridor
- Upside With Repositioning & Cosmetics
- Expansion Potential On Owned Acreage
- Potential Reconversion–Store/Café Space

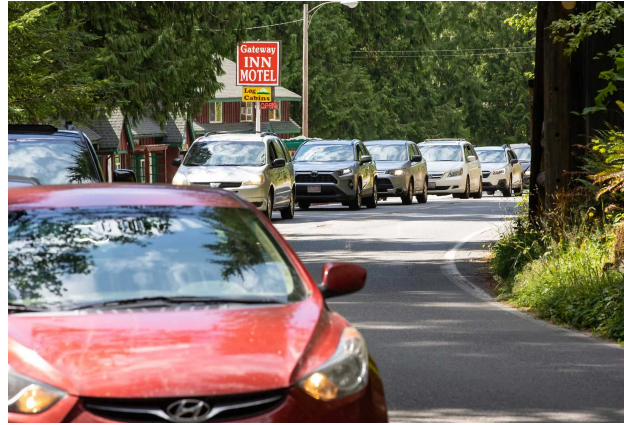
### IMPORTANT

Building size is approximate, and all information is obtained from sources deemed reliable but subject to buyer verification. All property tours must be arranged through the broker. DO NOT CONTACT PROPERTY OR EMPLOYEES!



# Property Photos

## GATEWAY INN AT MT RAINIER - ASHFORD, WASHINGTON





# Contact Information

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