

2245 Winona Road, Huntsville, TN 37756

\$500,000 · MLS #9999964 · www.brphomes.com/mls/9999964



2014
YEAR BUILT

2
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2014

Lot Acreage: 2

City Taxes: \$0

County Taxes: \$511.09

Description

Rare opportunity to acquire an established outdoor hospitality and short-term rental property located at 2245 Winona Rd, Huntsville, TN, in the heart of one of East Tennessee's premier ATV and outdoor recreation destinations.

Strategically positioned within the Brimstone Recreation trail system, the property offers guests convenient access to multiple trails directly from the surrounding backroads--allowing riders to leave their trailers at the property and access the trail network without having to transport their ATVs/UTVs on the highway.

Currently operated as part of Trail Ready Stays / Chris's Brimstone Retreat, the property has been designed specifically around the needs of the rapidly growing off-road tourism market. Accommodations and amenities cater to riding groups, families, and outdoor enthusiasts looking for convenient lodging immediately adjacent to their recreational destination.

The Winona property features multiple lodging accommodations along with two hot tubs, full-size washer and dryer facilities, high-speed Wi-Fi, smart TVs and smart locks, outdoor security cameras, fire pits, grills, outdoor water access for

cleaning ATVs/UTVs, fully equipped kitchens, and substantial parking capable of accommodating guests traveling with trucks and trailers.

The property's location creates a unique competitive advantage. Rather than simply providing lodging near the trails, guests can stay within the riding environment itself, making the property particularly attractive for weekend riding groups, extended stays, family trips, and repeat visitors.

With an established operating concept, existing online presence, recreational amenities, and proximity to Brimstone's extensive trail network, 2245 Winona Rd presents an excellent opportunity for an investor or owner-operator to acquire a destination hospitality asset in Tennessee's growing outdoor recreation market.

Potential opportunities include continuing the existing short-term rental operation, expanding the hospitality concept, developing additional lodging accommodations where permitted, or creating a larger ATV/UTV-focused destination property.

Features & Amenities

Above Average Condition • Aerial • Fee Simple • Hotel/Motel • Pro-Forma Statement • Recreation • Residential

Listing courtesy of CENTURY 21 Legacy



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999964