



Guadalupe de La Palma :: 3,244 sq. m

**\$265,000, \$245,000, \$199,000 FIRE SALE:
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Formerly operated under the name Lapa Roja Lodge, this property is located just outside of La Palma on the way to the Los Patos entrance to Corcovado National Park. Just under one acre of titled land, the property contains three structures and is perfectly suited for outfitting for a commercial lodge operation or a B&B, or even a family compound.



In the main lodge, there are three rooms with en suite bathrooms, two rooms with private bathrooms across the hall from the rooms and two other rooms with shared bathrooms. Aside from the rooms it has an ample kitchen and dining area and a second-story veranda and is completed in tropical hardwood with stone masonry walls. It has a gravel driveway and a large front and side lawn that is adaptable to use as camp grounds. A second building in back is framed with the second story incomplete that houses a laundry and workshop downstairs. The upstairs is adaptable to a single large open living area or to conversion to shared communal-style lodging.





Los Patos is one of two main park entrances through which all visitors that hike into the park must either enter or exit. As a result, there is a native lodging market for this steady flow of park visitors. This guarantees a steady stream of clientele that span the range from budget to the well-heeled. However, you can only hike into the park, so all visitors must spend the night before entering nearby in a hotel or cabins, and there is only one other commercial establishment that serves this market this close to the park entrance.



The property is titled and it has grid-power and municipal water. It has good cell service that can support broad band Internet service.



The facility does not have any furnishings, only the structure itself, so new ownership will need to outfit with bedding, kitchen equipment, fans, and other fittings and fixtures to be ready to operate. The license for commercial operations is a relatively easy permit to procure, requiring an inspection and approval by the health department (the facility already complies with handicapped access requirements) and then a license to operate from the Golfito Municipality.



Groceries, fuel and supplies are five minutes away in the town of La Palma, and the trailhead to hike or ride horses to the Los Patos entrance is 4 km away in the hamlet of Guadalupe. From Guadalupe to the Los Patos entrance itself is another eight km. Aside from the Park, the Guaymi Indian reservation, also an important tourist destination, is about the same distance as Los Patos but along a different trail out of Guadalupe.



Other than the Park and the Indian reservation, a wide range of ecotourism activities in the immediate area include zip-lining, horseback riding, wildlife viewing, bird watching, recreational gold mining, chocolate tours. The nearest beach is ten minutes away at Playa Blanca. Twenty minutes away is the harbor of Puerto Jimenez and sport fishing, sea kayaking, and a bevy of tour operators and outfitters.

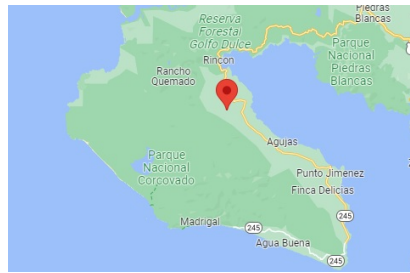
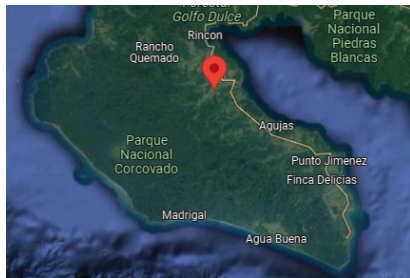


Puerto Jimenez, 20 minutes away, has the airport and commercial air service to and from San Jose with up to five round trip flights per day in the season as well as the harbor with four fast boats to Golfito daily. It boasts a wider array

of dining and night life activities.

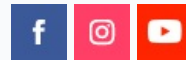


This property represents an unusual opportunity to start a business in the vibrant hospitality industry in one of the country's most popular ecotourism destinations. It has been reduced in price to an incredible \$199,000 for a quick sale. Call or write today for more information or to schedule your showing.



Don't forget to take a look at our [VIDEO!](#)

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