

THE BLUEBIRD INN AT BEAR LAKE

Bed and Breakfast w/5 Theme Rooms, 2 Modern Suites

THE COMPANY

The Bluebird Inn has sat on the banks of Bear Lake for the last 100 years on 4 acres of pristine property. The owners were awed by the beauty of the largest Elm tree in Idaho that shaded the old farm house and set out a on path to refurbish and rebuild the site 10 years ago. The Inn promotes visitors with 5 modern theme rooms, all with separate bathrooms and access to a modern and well equipped kitchen, expanded sun room that highlights the Lake view, and deck that has been promoted for weddings, reunions, receptions, business gatherings and more. In addition to the 2,975 SF Inn, the owners built a two story 2,928 SF Honeymoon Suite with elevator access, large game room, sauna, fitness area, and expanded garage or storage area. The owner's actually lived in the suite for several years until recently relocating to a private home. To promote more diversity, the 2,400 SF studio was built for large families or groups. All property has been furnished with top-of-the-line utilities and features, built-in gas fireplaces, patios, and spectacular views of beautiful Bear Lake, "the Caribbean of the Rockies" because of its vivid turquoise-blue water. The grounds have been designed with several elaborate water features and beautiful gardens. The overall property is professionally managed and guests praise The Bluebird Inn as one of the area's "Gems." Based on Confidentiality Agreement, the Broker will provide a Performa of revenue based on rental income less expenses. The Inn has not been operated as a profit center but has the working foundation dependent on a Buyer's goals.



Click [here](#) to view additional exterior and interior images



Virtual
Tour

ASKING PRICE
\$2,750,000

TERMS:
Cash

Asset Base Sale Includes:

- 2,975 SF 100-year-old Farm House converted to 5-bedroom Inn
- 2,928 SF 1-bedroom Loft "Honeymoon Suite" with 1.5 Baths, Sauna, Game Rooms and Work Room
- 2,400 SF Family "Apartment" Suite with 2 Baths, Deck and Meeting Room
- 4 acres with Fountains, Gardens, Walkways and Gorgeous Lake Views

Click [here](#) to visit
The Bluebird Inn web site

THE LOCATION

The Inn is located on the Idaho side of Bear Lake (<http://www.bear-lake.com>). It is centrally located to providing foreign guests that travel from Salt Lake to Yellowstone/Jackson a central stopping area to recharge their batteries. The diversity of the guests is a core strength for the Inn. The Inn and cottages can accommodate and promote large outside weddings, patio weddings, or ballroom. The exceptional beauty of the location and the professional detail of the cottages and grounds are enticing promotions of meeting individual guest needs; return guests continue to grow the client base. Other than from web site and word of mouth, The Bluebird Inn does not advertise. Each year reservations increase for foreign visitors and repeat guests.

THE CUSTOMER

The Bluebird Inn Bed and Breakfast is designed to promote luxury accommodations for adult guests. Foreign travelers generate a strong percent of the guest base in August, wedding and honeymooners book the Inn from April to October; the Utah base guests are drawn by the features and activity of the Bear Lake community and the Inn has been a Gem for their reservations. The Inn has the accommodations and features to promote business get-a-ways and could easily be promoted to Companies.

THE REASON FOR SELLING

The owners fell in love with the historic old farm house and incorporated gardens, water features, and walk ways to promote the beauty of Bear Lake. The two additional buildings were built to support family and have now been converted to Inn Suites. The Seller backed into being a Bed and Breakfast Inn and would like to sell the property as an asset.

THE IDEAL BUYER

The Bluebird Inn is always improving and is more than a Bed and Breakfast but has built an infrastructure for a entrepreneur that cherishes the lifestyle of being an innkeeper. With the expansion of the two modern suites, the Inn can continue to promote high quality services. The unique property complex could become a family complex and at the current price point would be difficult to duplicate. The access to the Inn is not limited; the area's airport can accommodate corporate jets making The Bluebird Inn property ideal for company retreats or training areas.

Rev 20110928

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BILL SPOFFORD**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-535-9905**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4294