

CLASSIC LOG MOUNTAIN LODGE AND RESTAURANT

Strategic Whitewater Rafting, Skiing, Fishing, Snowmobile Location

THE OPPORTUNITY

Located in the heart of Idaho's four season recreational areas, the historic "lodge" is located at the tumulus of one of Idaho's more famous whitewater rivers and next to the only access road into the interior mountainous area. The facility enjoys a controlling portion of the North Fork of the Payette River; access and egress and is located on the major north/south highway linking the urban areas of central Idaho to the vast interior ski, hunting, fishing and hiking that abounds near the lodge. The lodge has accommodations as well as a restaurant and small convenience store but its true value is in its commanding location for future developments in recreational usage.

Mountain Lodge on Payette River



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ASKING PRICE
\$975,000

TERMS:
Owner will consider
Financing Options

ASSETS

- ♦ +/- 7,000 SF Lodge
- ♦ 4 Acres Developed Land
- ♦ +/- 4 Acres Riverfront Undeveloped Land

THE LOCATION

The +/-7,000 square foot lodge is located in immediate proximity to the river. Daily north/south traffic counts are 6,000 weekly and can double or triple that number during peak recreational travel seasons. The rafter count in the summer approaches 5,000 to 10,000 users along with fishing access to the many lakes and streams in the area. The pristine bucolic settings across the river add to the truly magnificent settings for year-round living.

ASSETS INCLUDED

The assets include +/-8 acres with additional improvements including the two-story lodge with basement, outside deck seating and/or access to picnic areas. All furniture, fixtures and equipment are included.

THE REASON FOR SELLING

The family is at retirement age.

THE IDEAL BUYER

The ideal buyer could be an individual or partnership with hospitality experience, developers with strong recreational focus or RV and Travel industry individuals that can develop the unused acres. Strong buyers with a high degree of work ethic and willingness to participate in marketing and developing the site would also be a good fit. Minimum capital requirements include 10% to 20% down payments with the ability to acquire additional working capital, if needed.

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, KIP MOGGRIDGE, will then contact you. If you prefer, this agreement can also be requested by contacting Kip at 208-639-6169. 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 4315