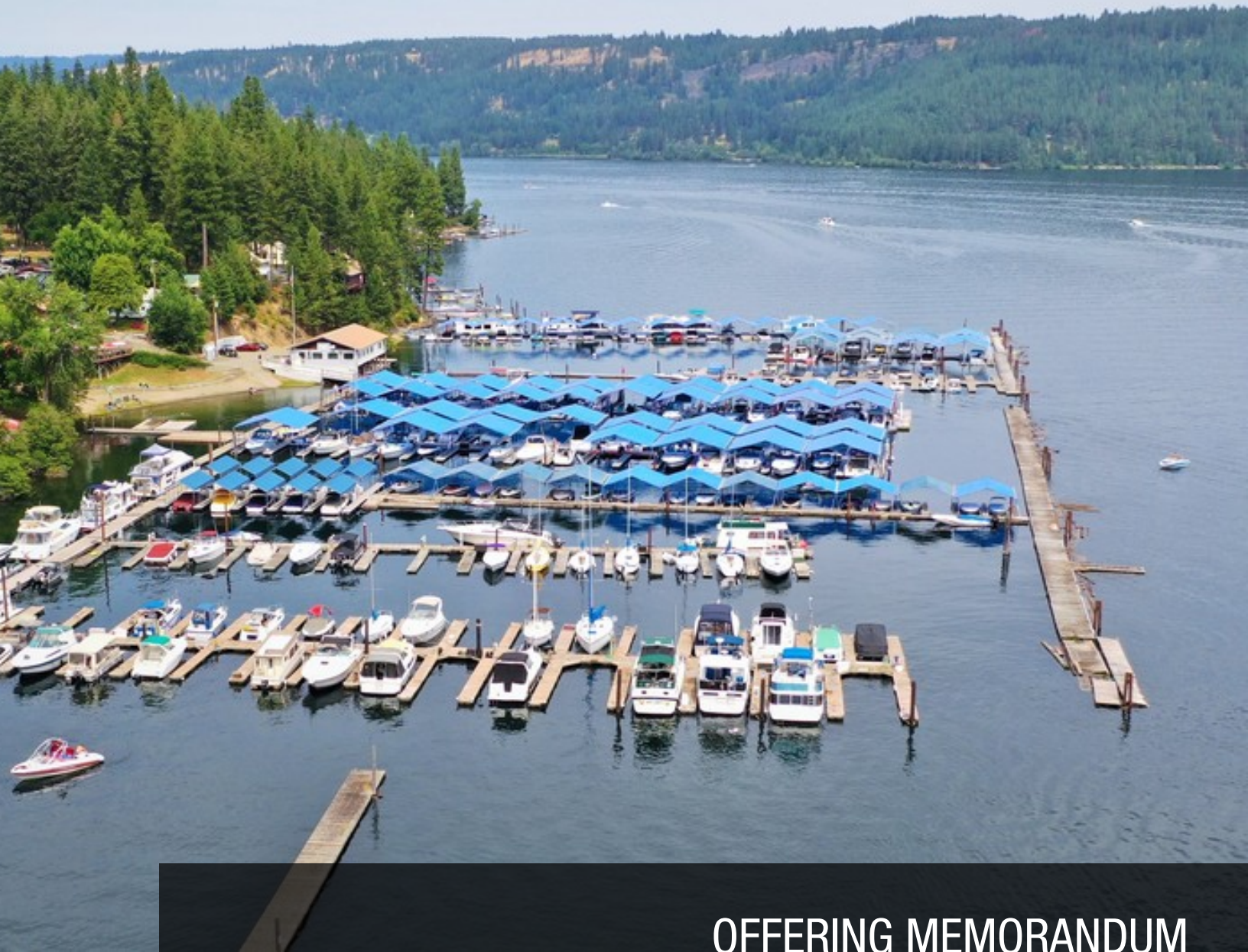


CONKLING MARINA & RESORT

WORLEY, ID



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

PRESENTED BY:



RICK ROUGHEN
Broker Associate
O: 954.298.7703
rick@roughen.net

Confidentiality & Disclaimer

WORLEY, ID

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CONKLING MARINA & RESORT

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

MAGNIFICENT LAKE COUER D'ALENE

PROPERTY HIGHLIGHTS

TARP ROOF COVERED STORAGE

AFFLUENT CUSTOMER BASE

STEAMBOAT GRILL & THE STARBOARD LOUNGE

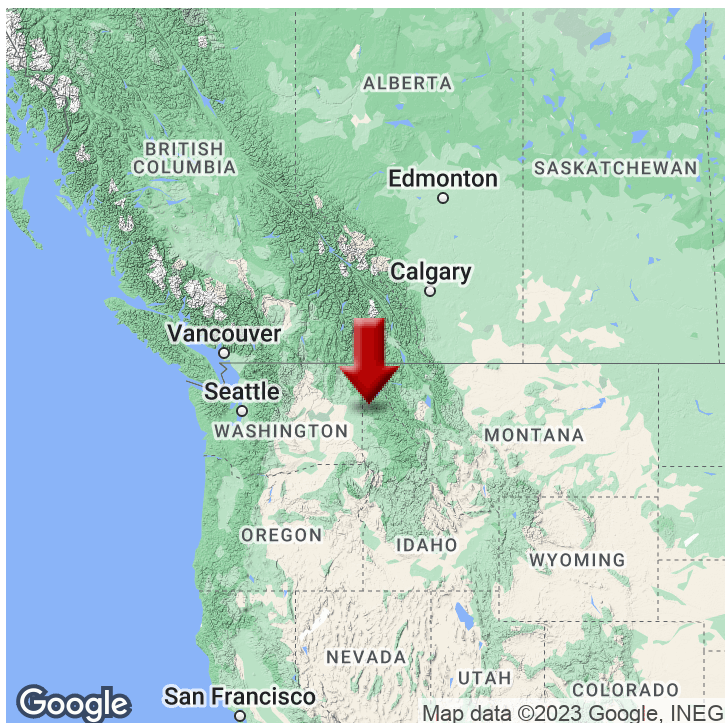
WINTER STORAGE BUILDINGS & TRAILER LOT

RV & CAMPGROUND - 14 SPACES

PRIVATE RESIDENCE SOLD SEPARATELY

VIEWS AROUND THE PROPERTY

EXECUTIVE SUMMARY



OFFERING SUMMARY

[CLICK HERE TO VIEW VIDEO](#)

TOTAL SLIPS:

250

LOT SIZE:

over 16 Acres

OVERVIEW

Conkling Marina has been in existence since 1910 and is located on spectacular Lake Couer d'Alene surrounded by elegant foothills only 25 miles east of Spokane Washington. The deep rich heritage of the Coeur d'Alene Indian tribe which occupied these lands together with the pure natural beauty of the hills, trees and crystal clear water is timeless. It is this pristine outdoor paradise where folks escape for relaxation, boating and tranquility.

The marina offers 250+ open and covered docks with full amenities for those who desire them and simple dockage for those who do not. Two upland winter storage buildings for boats on trailers are available along with a restaurant and full bar with live entertainment, a well-provisioned ships' store, fuel pumps on the docks, a private sandy beach, a popular RV Park and KOA-style cabins situated directly on the lakeside with picturesque views overlooking the water - and more! This happy place generates diversified income streams and will provide endless opportunities for its next owners to continue to expand as well as to capitalize even further on all that is currently taking place there.

Dockage customers frequently enjoy the 25+ mile run northward thru the Lake to downtown Couer d'Alene for lunch, shopping, raft-offs or simply lounging about at dockside. There are opportunities for boaters to stop along the way and explore endless nooks and crannies which offer great fishing, water skiing and boating adventures off the beaten path. The prevailing client base at Conkling Marina and those who frequent the area for vacations, dining and boating fun is a growing and affluent crowd. The future is outstanding for marinas on the lake and the next owner will benefit nicely from the steady growth as more and more folks discover this spectacular diamond in the rough!

MAGNIFICENT LAKE COUER D'ALENE



PROPERTY HIGHLIGHTS



Tarps covering docks to protect from weather and sun



STEAMBOAT GRILL & STARBOARD LOUNGE



Nicely configured docks with full amenities

LOCATION INFORMATION

Building Name	Conkling Marina & Resort
Street Address	20 W. Jerry Lane
City, State, Zip	Worley, ID 83876
County	Kootenai

BUILDING AND FACILITY INFORMATION

Ships' Store / Marina Office	Approx.	3,200 sf
Restaurant/Bar/Deck	Approx.	5,300 sf

TARP ROOF COVERED STORAGE



AFFLUENT CUSTOMER BASE



STEAMBOAT GRILL & THE STARBOARD LOUNGE



WINTER STORAGE BUILDINGS & TRAILER LOT



RV & CAMPGROUND - 14 SPACES



PRIVATE RESIDENCE SOLD SEPARATELY



VIEWS AROUND THE PROPERTY



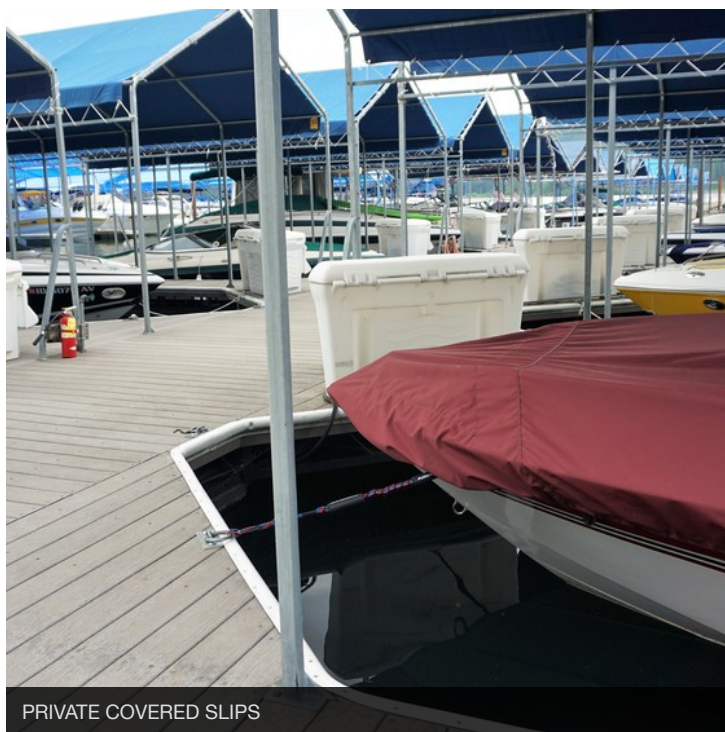
SHIPS' STORE AND MARINA MANAGER'S OFFICE



MARINA MANAGER'S OFFICE OVERLOOKING THE DOCKS



SHIPS STORE PROVIDED ADDITIONAL UNDERCOVER SLIPS



PRIVATE COVERED SLIPS

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LOCATION INFORMATION

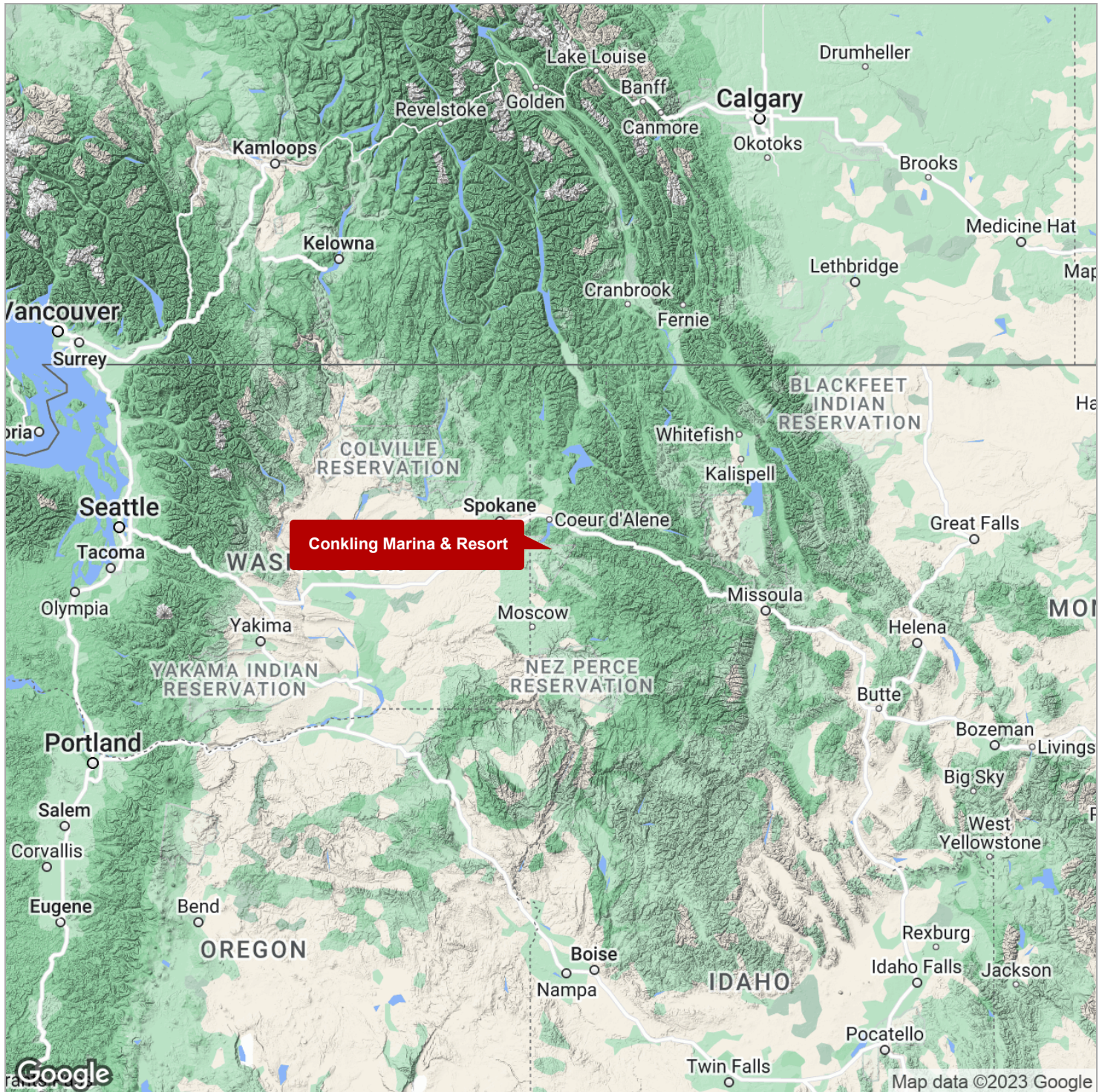
2

REGIONAL MAP

LOCATION MAPS

PROPERTY AERIAL

REGIONAL MAP



LOCATION MAPS



PROPERTY AERIAL



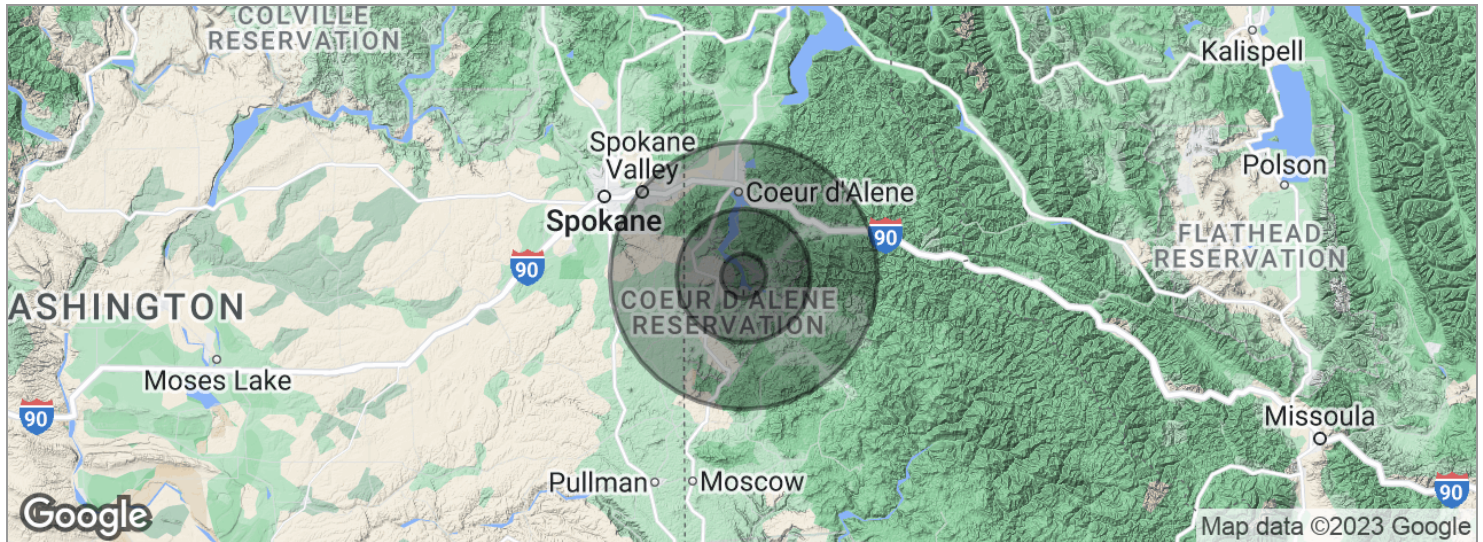
CONKLING MARINA & RESORT

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	5 MILES	15 MILES	30 MILES
Total population	957	8,397	205,082
Median age	49.3	47.8	38.4
Median age (male)	49.9	48.5	37.6
Median age (Female)	48.7	47.3	39.3
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	402	3,441	83,237
# of persons per HH	2.4	2.4	2.5
Average HH income	\$67,422	\$62,981	\$61,334
Average house value	\$359,511	\$338,722	\$278,393

* Demographic data derived from 2020 ACS - US Census

CONKLING MARINA & RESORT

HISTORY OF THE LAKE

4

HISTORY.PDF

We're rich in beauty and history.

Immerse yourself in a rich historic adventure. Explore North Idaho's History Museum right downtown, take a mining tour and pan for gold, visit Idaho's oldest mission or even a bordello museum!

It all started way back when...

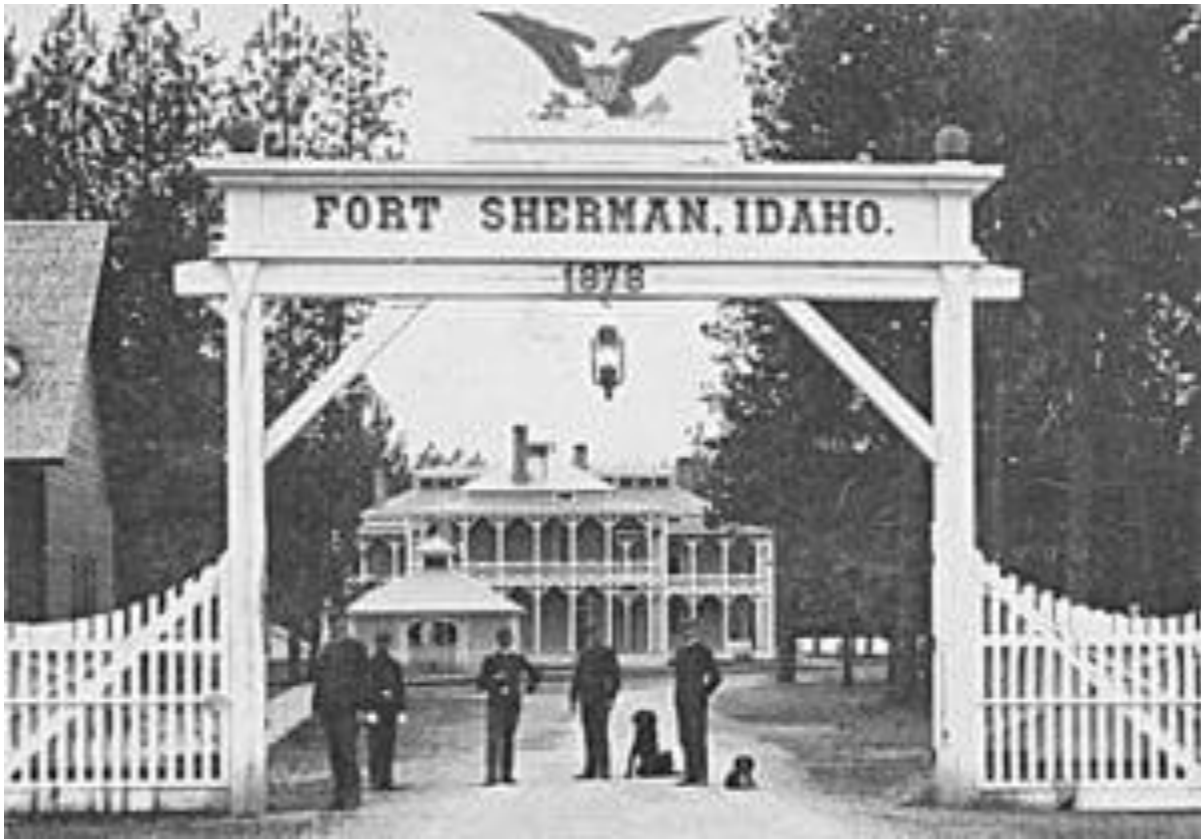


During the early 1800s the Northwest Fur Trading Company, a British company under the leadership of David Thompson, began to establish fur trading posts in the Inland Northwest. One of those posts, called Kullyspell House, was built on the northern shore of Lake Pend O'Reille. During that time some the French speaking traders began to use the French words "Coeur d'Alene" as nick name for the Schitsu'umsh people, who traded at Kullyspell House. In French "Coeur" means heart and "Alene" means awl, a sharp pointed tool used to pierce leather. In other words, they were known as sharp traders with hearts like the point of an awl. Within a few years the Schitsu'umsh people became known as the Coeur d'Alene Tribe and the large lake which was the center of their homeland became Lake Coeur d'Alene.

*Obtained from the **CONVENTION & VISTOR BUREAU** website*

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In 1878, General William T. Sherman established a military fort on the northern shore of Lake Coeur d'Alene, which he named Fort Coeur d'Alene. While the fort was under construction, a small village began to develop on the eastern edge of the Fort Coeur d'Alene. That was the beginning of Coeur d'Alene, the city by the Lake. The name of the fort was later changed to Fort Sherman, which is now the location of North Idaho College. Three of the original fort buildings are still in use: the chapel, powder magazine and one of the officer's quarters.

*Obtained from the **CONVENTION & VISTOR BUREAU** website
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In 1880 the Fort's commander hired Norwegian, Peter Sorensen, to build an 85-foot steamboat, the Amelia Wheaton, to haul supplies. Other steamboats were quickly built for commercial and pleasure purposes. By 1910, there were more steamboats on Lake Coeur d'Alene than any other body of water west of the Mississippi River.

The city of Coeur d'Alene was incorporated in 1887 and continued to flourish. Early visitors found Coeur d'Alene Lake to be one of the most beautiful lakes in the country. As the railroads and steamboats provided transportation points between the Coeur d'Alene Lake, the St. Joe and Coeur d'Alene Rivers, it soon became a destination for thousands of tourists. Camping, hunting, boating and fishing were popular pastimes. Lodges, hotels, campgrounds, attractions, and the transportation industry developed to accommodate the influx of visitors.

*Obtained from the **CONVENTION & VISTOR BUREAU** website*

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Until the early 1890s, Coeur d'Alene served as the railroad/steamboat transfer point for transportation between the mines in the Silver Valley to the east and the smelters they fed. In the early 1900s a major timber boom caused the population to increase 16-fold in a period of 10 years. The city continued to expand from a small frontier village into the political and business center of Kootenai County and became the County seat in 1908. Today, Coeur d'Alene remains the center of business and recreational activities in the Inland Northwest. Coeur d'Alene's strong presence is found in state government and is remarkable in its increased economic development over the past several years.

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