

MOTEL, RESTAURANT, BAR, & RV PARK FOR SALE

PINE RESORT

12 N Pine-Featherville Road, Pine, ID 83647



SALE PRICE: \$1,100,000

LOT SIZE: 7.45 Acres

PROPERTY OVERVIEW

Great opportunity to own a resort situated at the headwaters of Anderson Ranch Reservoir. Tucked into the Sawtooth National Forest, recreational activities like boating, hiking, hunting, snowmobiling, and fishing are at your finger tips. This property includes the motel, RV park, bar & restaurant, 2 mobile homes, a small cabin, and surplus land with development potential.

PROPERTY FEATURES

- 15 Unit motel with conference room and caretakers apartment
- 24 Unit RV park
- Bar & restaurant with 2 apartments above the restaurant
- Small cabin, 50x30 shop, and 2 mobile homes
- Only 1 1/2 hours from Boise.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

JASON KNORPP
Director At KW Commercial
O: 208.283.8121
C: 208.283.8121
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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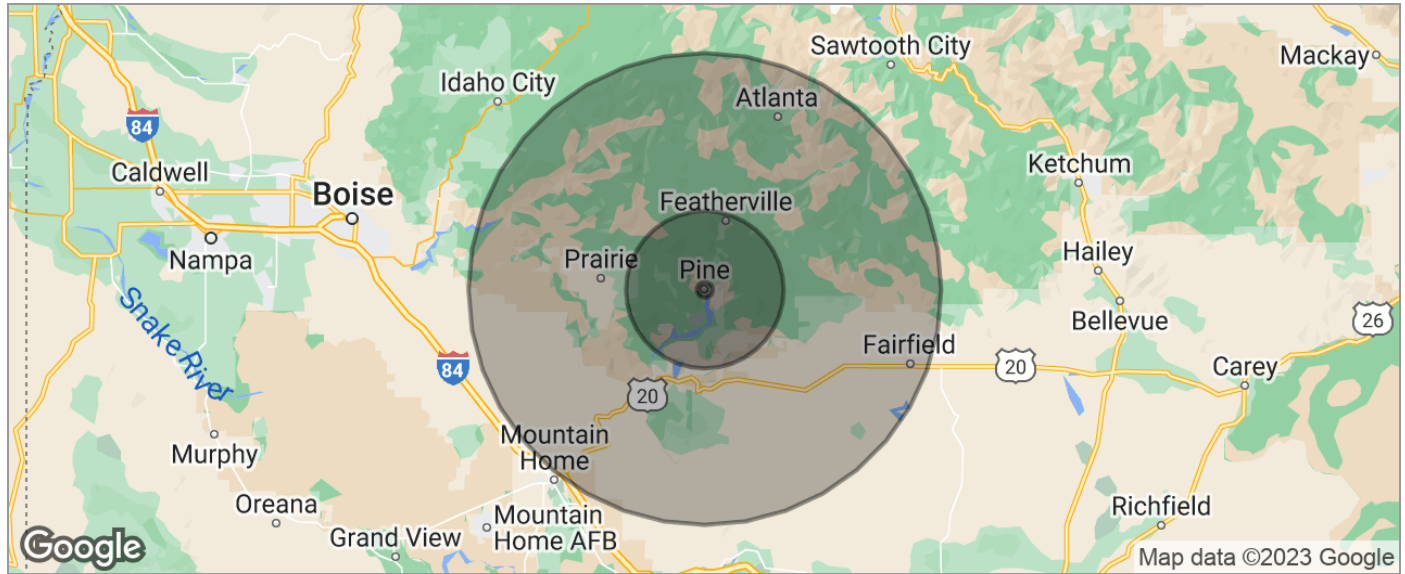
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	5	529	9,266
MEDIAN AGE	48.3	45.6	39.8
MEDIAN AGE (MALE)	48.5	45.8	39.9
MEDIAN AGE (FEMALE)	48.3	45.6	40.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	2	213	3,581
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$55,125	\$51,761	\$56,292
AVERAGE HOUSE VALUE	\$342,272	\$222,255	\$192,396
RACE	1 MILE	10 MILES	30 MILES
% WHITE	80.0%	91.5%	88.9%
% BLACK	0.0%	0.0%	1.3%
% ASIAN	0.0%	0.0%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	1.9%	2.0%
% OTHER	0.0%	3.2%	3.4%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	20.0%	25.5%	14.7%

* Demographic data derived from 2020 ACS - US Census

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SIGN AND RETURN VIA EMAIL OR FAX TO:

Jason Knorpp – KW Commercial.

Email: jason@teknorinc.com or Fax to: (208)376-8121

In connection with the offering of Pine Resort at 12 N Pine-Featherville Road in Pine Idaho (the “Property”) for sale by KW Commercial, the undersigned has requested copies of the investment offering package for the Property (such package, together with any other documents or information provided through **Jason Knorpp and KW Commercial** [its “Agent”] regarding the Property being referred to collectively below as the “Information”).

KW Commercial is or will be furnishing the Information to the undersigned on the condition that the undersigned will keep the information confidential.

In consideration of the foregoing and other good and valuable consideration, the undersigned hereby agrees that it will keep the Information confidential, and the Information shall not be disclosed to anyone other than the Potential Purchaser’s partners, employees, legal counsel and institutional lender (who the undersigned shall require to keep the Information confidential, “Related Parties”), for the purpose of evaluating the potential purchase of the property. The undersigned further agrees to promptly return all original copies of the documents included in the Information received by the undersigned, and all photocopies of such documents made by the undersigned and its Related Parties, to **KW Commercial** if requested to do so in writing.

Potential Purchaser hereby indemnifies and holds harmless **KW Commercial and Jason Knorpp and Owner** and their respective affiliates and successors and assigns against and from any damage, loss, liability or expense, including attorney’s fees, arising out of any breach of any of the terms of this agreement.

The undersigned certifies that all information relative to this offering will not be disseminated to or used by any principals, agents or parties other than those stated hereunder. Your signature below confirms that you have accepted this registration.

POTENTIAL PURCHASER:

By: _____ **Date:** _____

Print Name: _____

Company: _____

AGENT FOR THE PURCHASER:

By: _____ **Date:** _____

Print Name: _____ **Address:** _____

Brokerage: _____

Phone/Cell: _____

Email: _____ **Fax:** _____