

PIONEER MOTEL AND RV PARK

220 US-93, Challis, Idaho

THE COMPANY

Situated on two acres, the Pioneer Motel and RV Park features nine rooms of varying size in the main building, and an additional suite for the owner. The RV park features 23 spaces with full hookups and electrical service of 20, 30, or 50 amps (not all spaces have 50 amp service). The property also features a convenience store and gift shop with RV supplies, an ice cream parlor, espresso bar, cold beer, and Idaho souvenirs. Originally built in the 1950's, the current owners purchased the Motel in 2006 and began a 12-year process of refurbishing the property. To date, the owners have spent well over \$200,000 remodeling apartments, updating bathrooms, replacing siding, adding landscaping, laying new concrete, and upgrading electrical service. Also added to the property were a 594 SF Park Model trailer, a 2BD 2BA modular home, and a Fifth Wheel travel trailer. The community fire pit, horseshoe pits, and BBQ's provide entertainment for all ages. The property is truly turn key for a new owner. The investment has paid off with the business posting 20%+ increases in sales for each of the last three years and the first three months of 2018 show increases as well!

THE LOCATION

The Pioneer is located on US 93 in scenic Challis, Idaho. Challis is the gateway to the Salmon River Country, the Frank Church River of No Return Wilderness, and countless outdoor recreation opportunities. The region is well known for its fishing, white water rafting, hunting, and 12,000' peaks. Originally settled as a mining town in the late 1800's, today Challis is supported by mining, ranching, farming, and tourism. The annual Braun Brothers Reunion Concert brings over 3,000 visitors to the area for the three-day music festival.

THE REASON FOR SELLING

After putting 12 years' hard work into the property, the owners wish to retire.

THE IDEAL BUYER

The Pioneer is in a great position for an owner/operator who wants to relocate to a picturesque western town. The current owners feel they have done the "heavy lifting" of the remodel work and a new owner can focus on growing the company.



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ASKING PRICE

~~\$750,000~~

Price Reduced to
\$699,000

(Includes C-Store Inventory)

**Motivated Seller Will Consider
All Reasonable Offers!**

TERMS:

Cash

INCOME STATEMENT SUMMARY

2017 Gross Sales **\$240,872**

>21% Cap Rate

Financial information provided by Seller

[Contact Agent for more Financial Information](#)



Click satellite image to enlarge

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

Chip Langerak

Call 208-535-9905

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