

# WEST MAGIC RESORT & RV PARK

## West Magic, Idaho

### THE COMPANY

Here is an opportunity to own a unique restaurant, convenience store and RV park in the small community of West Magic, Idaho on the popular recreational Magic Reservoir. The two-story building is over 6,000 SF with over four acres of property included with 200+ feet of waterfront with a dock. It has a full kitchen with hood and everything is included, including liquor license, for a new owner to immediately become fully operational. For the past 25 years it has been a popular destination spot for locals and tourists from the surrounding communities including Sun Valley, Ketchum, Hailey, Bellevue, Fairfield and Twin Falls. It is one of the leading water recreation spots in the area with year-round activities, including fishing, hunting, boating, and sailing. There are 30 RV spots with full hook-ups including water, power (20/30/50amp), septic and dumpster service.



### THE LOCATION

The property is a short drive off Highway 75, the main access from Boise and Twin Falls to Sun Valley. There is a small community with this being the only restaurant and convenience store for miles. In addition, it is a short 50 minute drive from Sun Valley, offering tourists the opportunity to enjoy the many water and snow/winter sports unique to the area. There is a 4,000 foot grass air strip within walking distance adjacent to the property. It is a beautiful location with picturesque views of Bald Mountain and the Sawtooth mountains.

### THE STRENGTHS

There are several streams of income available to a new owner including full restaurant and bar, convenience store, banquet facilities for large group events, and RV rental spaces. The current owners have offered a variety of other events including concerts, trap shooting, outdoor movies, weddings and other special events.

### THE REASON FOR SELLING

The current owners have worked hard to build a thriving business and are ready to pass the torch on to new owners.

### THE IDEAL BUYER

This would be an ideal business for a recreational enthusiast with restaurant and hospitality experience. It would provide a lifestyle for someone who enjoys the beautiful solitude of the outdoors, enabling this experience for those living and visiting the surrounding areas.

### THE POSSIBILITIES

The recreational areas of Idaho have been expanding rapidly in popularity over the last several years. A new owner could capitalize on this popularity by providing first class entertainment and recreational opportunities for tourists. There is also the opportunity to expand with the ever growing tiny house concept by adding this to the property and marketing on the internet.

### ASKING PRICE

~~\$1,200,000~~

Price Reduced to  
**\$995,000**

### TERMS:

Cash

### ASSETS

Real Estate & Improvements	\$1,101,560
Furniture, Fixtures & Equipment	<u>98,440</u>
<b>Total Assets</b>	<b>\$1,200,000</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales (Peak Year)	\$274,624
Net Income	\$110,117

*Financial information provided by Seller*

### REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

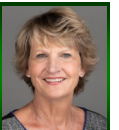
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