

LEGACY RESTAURANT & REAL ESTATE FOR SALE

# 9738 HIGHWAY 55

SMITHS FERRY, ID





## INTRODUCTION

Few Idaho establishments are more iconic than the Cougar Mountain Lodge. Nestled into an idyllic setting along the Payette River and Highway 55, Cougar Mountain Lodge is conveniently en route to Cascade and McCall, two of Idaho's most popular mountain destinations. The full-service restaurant and convenience store are a popular stop for thousands of tourists and recreationists year-round.

Originally built in 1938, Cougar Mountain Lodge has served hungry road-trippers, outdoor adventurers, and nearby residents for generations. Owners Patrick and Stacy Willis purchased the business in 2017 and have since reinvented the historic establishment. Their revamped menu features some of the best American fare in Valley County. The new bar offers six rotating beers on tap. The convenience store now features an assortment of locally-sourced goods.

It's a landmark on your drive to Cascade or McCall. It's the place where you stop for lunch, stock up on snacks, or celebrate your river rafting adventure. Now, it could be yours!

Contact Ben Fulcher or Eric Guanell for more information.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BEN FULCHER**

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FOR SALE



## PROPERTY INFORMATION

<b>PRICE</b>	<b>\$875,000</b>
<b>PROPERTY TYPE</b>	Restaurant, Lodging, C-Store
<b>ADDRESS</b>	9738 Highway 55 Cascade, ID
<b>PARCEL SIZE</b>	±2.31 Acres
<b>ZONING</b>	Valley County - Multiple Use
<b>LODGE BUILDING SIZE</b>	±5,000 SF
<b>BARN SIZE</b>	±2,000 SF

## HIGHLIGHTS

### Restaurant Features

- Full kitchen with hood venting & grease trap
- Seating for up to 68 guests
- ±450 SF outdoor deck seating
- Bar counter with six rotating taps

### C-Store Features

- Sales counter and coolers
- Showroom floor with displayed inventory
- Men's and women's restrooms

### Lodging Features

- Seven individual rooms
- Four bathrooms with showers

### Lot Features

- Over 800 ft of frontage on the Payette River
- Over 900 ft of frontage on Highway 55

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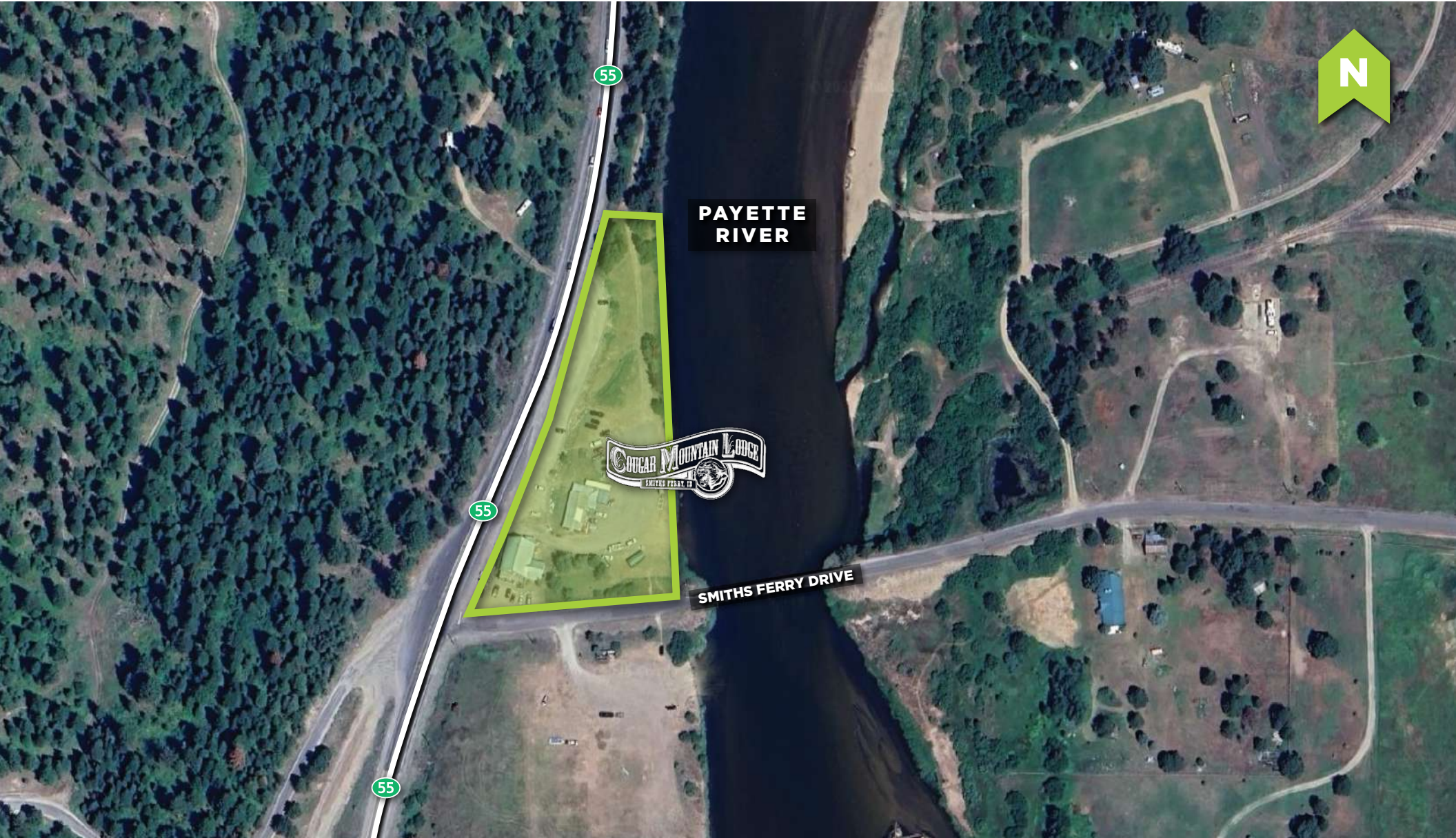
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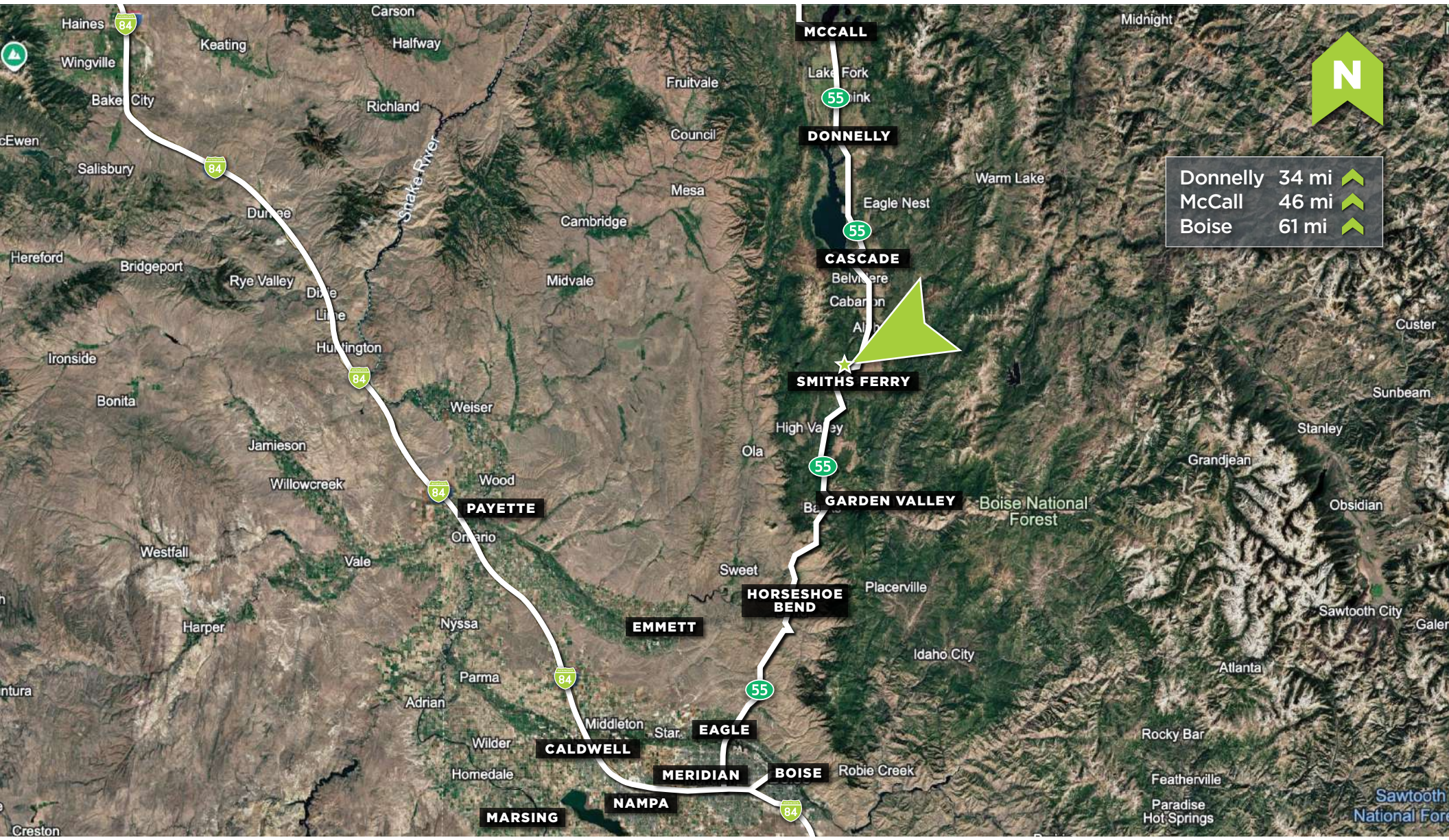


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# WHY IDAHO?

**#1 Least Regulated State**

Mercatus Center at  
*George Mason University*

**#1 State for Creditworthiness**

*Barron's*

**#3 Best Run State**

*24/7 Wall St.*

**#5 Best State**

*U.S. News & World Report*

**#3 State in 2021 U.S. States By GDP And Which States Have Experienced The Biggest Growth**

*Forbes*

**#1 State for in Lowest Annual Tax Revenue Decline**

*Pew Trusts*

**#1 State in Year Over Year Growth**

*Pew Trusts*

**#1 for Economy & #2 for Business Friendliness**

*CNBC*

**#4 Best State for Pandemic Response**

*Politico*

**Top 10 Lowest Unemployment Rate Among States**

*Bureau of Labor Statistics*

**Top 10 State for Overall Freedom**

*Cato Institute*

**#1 State for Entrepreneurs**

*AdvisorSmith*

**5th Best Economy**

*WalletHub*

**5th Best Place to Start a Business**

*WalletHub*

**6th Most Independent State**

*WalletHub*

**4th Best State to Live**

*WalletHub*

**7th Happiest State**

*WalletHub*

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