



RV PARK AND CAFE FOR SALE - \$1,899,000

OLANCHA RV AND MOBILE HOME PARK

2371 S Hwy 395, Olancho, CA 93549

**Cafe / Room Rentals / Tee Pees / RV Spaces / Swimming Pool
plus 3 Vacant Lots to North and South with Road Frontage
> > > 17.75 acres of property < < <**



2371 S HWY 395, OLANCHA, CA
RV PARK / CAFE / ROOM & TEE PEE RENTALS



HIGHLIGHTS

- Mixed-Use Hospitality and RV Park Property
- Prime East Sierra Recreation Area
- Gateway to Death Valley National Park
- Minutes to Mount Whitney, Highest Point in US
- Manager's Residence
- Swimming Pool filled with Delicious Well Water



**CALL TODAY FOR MORE
INFORMATION**



COLDWELL BANKER™
SELECT REAL ESTATE

Susan Maclean, Realtor ®

(775) 600-9025

Susan.Maclean@cbselectre.com

CA Lic. 00789248 | NV Lic. S.187377

2371 S HWY 395, OLANCHA, CA
RV PARK / CAFE / ROOM & TEE PEE RENTALS



MOBILE HOMES

- 10 Mobile Homes on site
- 2 Bed 1 Bath
- Full Kitchen
- TV & WiFi
- Fully Furnished
- Individually Metered for Power



COLDWELL BANKER
SELECT REAL ESTATE

CALL FOR MORE INFORMATION

Susan Maclean, Realtor ®

(775) 600-9025

Susan.Maclean@cbselectre.com

CA Lic. 00789248 | NV Lic. S.187377

2371 S HWY 395, OLANCHA, CA
RV PARK / CAFE / ROOM & TEE PEE RENTALS



Property Overview

Investment opportunity in a prime East Sierra recreation area. Perfectly positioned as a gateway to adventure near Mount Whitney and Death Valley NP, guests can visit the lowest and highest points in the continental US in one day.

- Office for guest check-in is inside the cafe
- Cafe serves breakfast, lunch, and dinner
- Manager residence in double-wide MH behind cafe
- Fully furnished MH for family & friends under 1 roof
- 11 Tee pees with electricity and overhead fans
- Bath house with 2 full bathrooms for guest use
- Public restrooms
- 40 RV spaces on dirt lot with 30/50 amp electric & sewer hookups
- Swimming pool to 8 ft deep, well-water filled
- 2 wells on property, 120 ft and 140 ft deep
- 3 Septic tanks
- Commercial laundry machines on site
- Storage / linen room
- APN 033-410-00
- Reservations on Expedia.com and Booking.com



COLDWELL BANKER
SELECT REAL ESTATE



Susan Maclean, Realtor ®

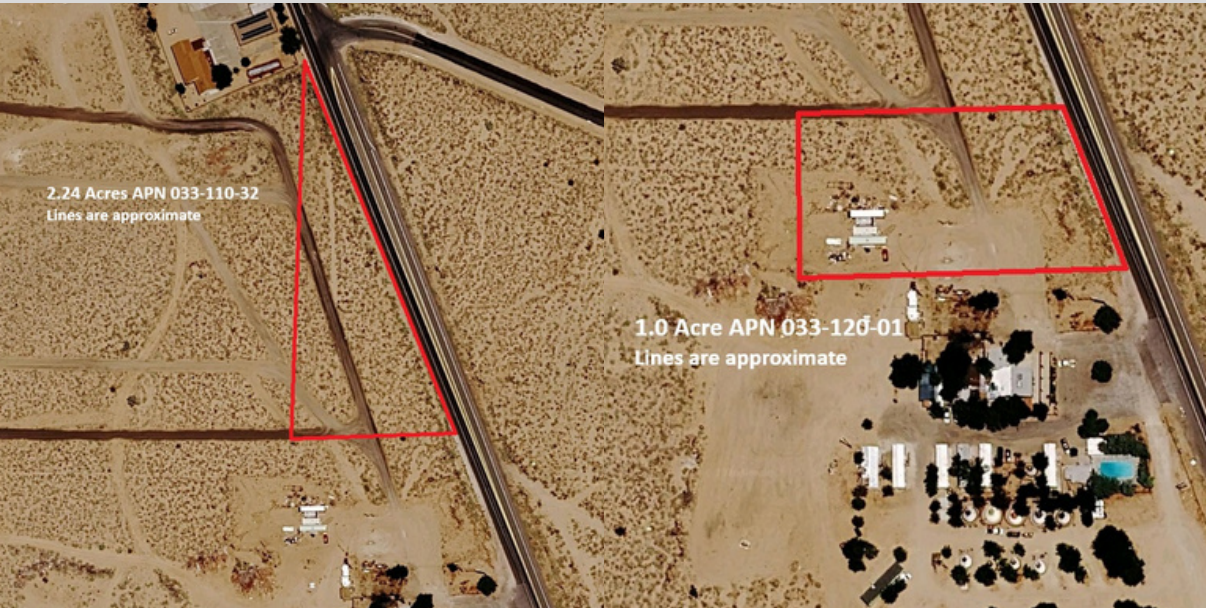
(775) 600-9025

Susan.Maclean@cbselectre.com

CA Lic. 00789248 | NV Lic. S.187377

2371 S HWY 395, OLANCHA, CA

3 VACANT LAND LOTS INCLUDED IN SALE



3 Vacant Land Lots to North & South

Included with the sale of RV and mobile home park are 3 vacant land parcels to the north and south as shown. Room to grow and expand the business with road frontage on SR 190.

- Triangle parcel APN 033-110-32
- 2.24 acres
- Below is APN 033-120-01
- 1.0 acres
- Below the RV park is APN 033-120-07
- 9.5 acres

Zoned RR - Rural Residential

Susan Maclean, Realtor ®

(775) 600-9025

Susan.Maclean@cbselectre.com

CA Lic. 00789248 | NV Lic. S.187377





COLDWELL BANKER

**SELECT
REAL ESTATE**



COLDWELL BANKER
SELECT REAL ESTATE

CALL FOR MORE INFORMATION

Susan Maclean, Realtor®

(775) 600-9025

Susan.Maclean@cbselectre.com

CA Lic. 00789248 | NV Lic. S.187377