

FOR SALE \$1,195,000

1258 Hwy 141, BZ, WA



**COPPER
WEST**
REAL ESTATE

COMMERCIAL

Anne Medenbach, CCIM, Commercial Broker OR/WA



- **Historic restaurant and cabins along the White Salmon River!**
- **4 cabins and 1 (2) bd apartment**
- **Turn-key with all FF&E included**
- **Additional land and ample parking**
- **High Visibility corner on HWY 141.**
- **Recently updated**
- **Drive up, On-site parking**
- **100 seats & patio**
- **Seller financing available**



Historic Restaurant and Cabins along the White Salmon River.

Building

Building Size	7656 sq ft Aprox.
Rental units	2 (2) bd rm 2 (1) bd rm 1 (2) bd apartment
Built/remodeled	1935/1980/2012
FF&E	All FF&E included.
Utilities	Septic and Well, KPUD, Propane
Price per SF	\$156
Cap rate	6.11%



Property

Lot Size	1 acre
Zoning	RC/Rural Center
Occupancy	Restaurant/STR
Parking	Onsite & Street
Tax ID	04101114000300
Opportunity Zone	Yes





OVERVIEW

The Logs Inn has been an established and beloved restaurant since the 1930's. BZ is the gateway to the Gifford Pinchot, Mt Adams and White Salmon recreation areas. Drawing over 1 million tourists a year to boat, hunt, fish, bike, camp and enjoy this special area.

This is a turn-key opportunity. The cabins are keyless and updated. Strong upside potential could be realized with additional marketing. The restaurant and bar are fully functional and ready for a new concept. The full seating, patio and excess grounds create multiple options for events.

With very few accommodation options locally, the logs offers short or long term stay options.



The cabins are recently updated, keyless and have been successfully managed since they were built in the 2000's. There are 4 units, that are well appointed and currently transitioning to air bnb from vacasa. There is also 2 bedroom apartment above the restaurant for owner or employee use.

The restaurant has full kitchen, walk in coolers, historic bar, updated hood and segregated bar and restaurant. Seating is approximately 100, providing room for events and day to day restaurant usage. Its historic and provides a charming and rustic ambiance.

All building systems are functioning. The Proforma numbers are actual for the cabins. They have not been actively marketed making room for upside with new buyer energy. The rental rates for restaurant are based on market data of current rental conditions. Buyers to confirm.

Zoning is flexible commercial with multiple uses allowed outright. Options for adding kitchenettes may expand usage. Buyer's to confirm.

Seller financing is available.

Occupancy data available upon request.

PPSF	Purchase price	Cap rate
\$156.09	\$1,195,000.00	6.11%

INCOME	SF	monthly	\$/SF/YR	Annual income
Cabins- actual	3839	\$3,833.33	\$12.00	\$46,000.00
Restaraunt- est	3200	\$2,500.00	\$9.38	\$30,000.00
Apartment- est	617	\$800.00		\$9,600.00
Total Income				\$85,600.00
EXPENSES		%of PGI		
Taxes	Actual	8.83%		\$7,559.00
Insurance	est.	2.34%		\$2,000.00
Maintenance	est.	3.50%		\$3,000.00
Total Expenses		14.67%	\$0.00	\$12,559.00
			NOI	\$73,041.00

Financing	Terms	
Price		\$1,195,000
Downpayment	20%	\$239,000
Financed Amount		\$956,000
Amortization term	20	
Baloon Payment	5 years	
Interest Rate	7.0%	

Example only, confirm individual terms with lender.

2.12 General Commercial District (GC)

2.12:1 Purpose: This district provides for larger retail and service commercial centers for convenience shopping along major state and county highways.

2.12:2 Principal Uses Permitted Outright

A permitted use listed in the TC and RC districts.

2. Automobile washing and polishing. Auction house, but not including animal sales. Farm equipment sale and service. New and used cars, boat, motorcycle, snowmobiles, truck and trailer sales.
6. Lumber yard or building material shop.
7. Rent-all.
8. Veterinary clinic or animal hospital fully conducted within an enclosed building. Wholesale business, but not including animal or processing facility.
10. Bus storage and maintenance facility including terminal and freight forwarding facility.
11. Parking lot.
12. Mortuary.
13. Printing, publishing, and book binding.
14. Eating and drinking establishment.
15. Upholstery shop.
16. Other retail trade or service commercial establishment.
17. Professional office buildings.

2.9 2.9:1 Purpose

This district provides for the location of small businesses and commercial services in rural areas for the convenience of county residents. The uses are intended to fit into farm and rural patterns of development without creating land use or traffic conflicts.

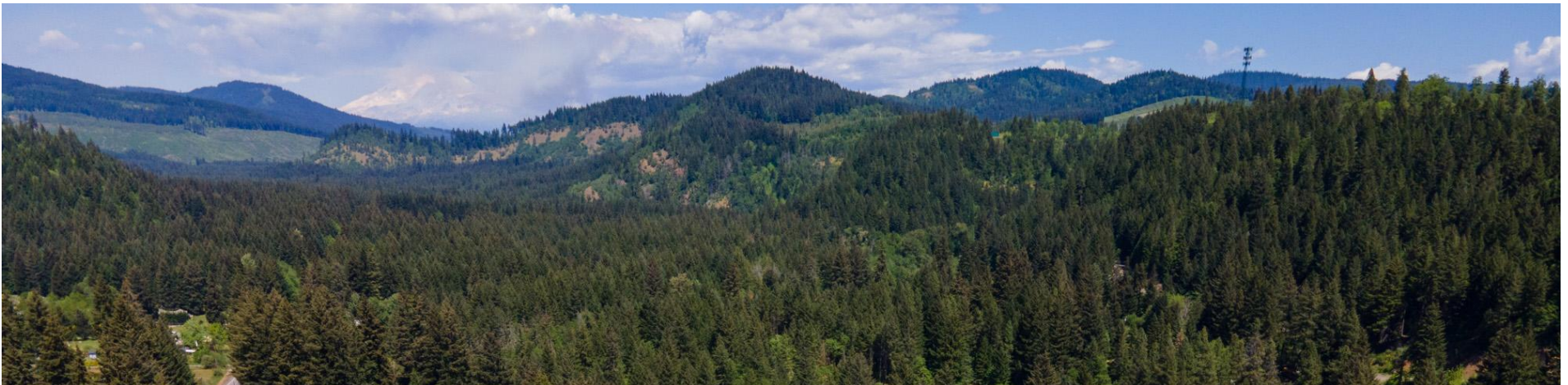
2.9:2 Principal Uses Permitted Outright

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Agriculturally oriented commercial or industrial use. 2. Business or profession office. 3. Cabinet or carpenter shop conducted within an enclosed building. 4. Church. 5. Feed and seed store. 6. Florist, garden shop or nursery. 7. Grocery store, fruit store, vegetable market, or bakery. 8. Auto or equipment repair conducted within an enclosed building or within a yard screened from public view. 9. General store. 10. Gun repair. 11. Laundry or dry cleaning. 12. Community center. 13. Pawn shop or second-hand store conducted within an enclosed building. 14. Buildings and uses of a public works, public service or utility nature, but not including equipment storage or repair yards, warehouses, or related activities. 15. Bank. | <ol style="list-style-type: none"> 17. Home occupation. 18. Public or private school. 19. Cemetery. 20. Other public use or building. 21. Farm implement and equipment sales. 22. Eating or drinking establishment. 23. Agriculture and horticulture uses. 24. Bus or train depot. 25. Farm co-operatives. 26. Professional office building. |
|--|--|
- II-9-116. Single-family dwelling, including mobile home and duplexes.

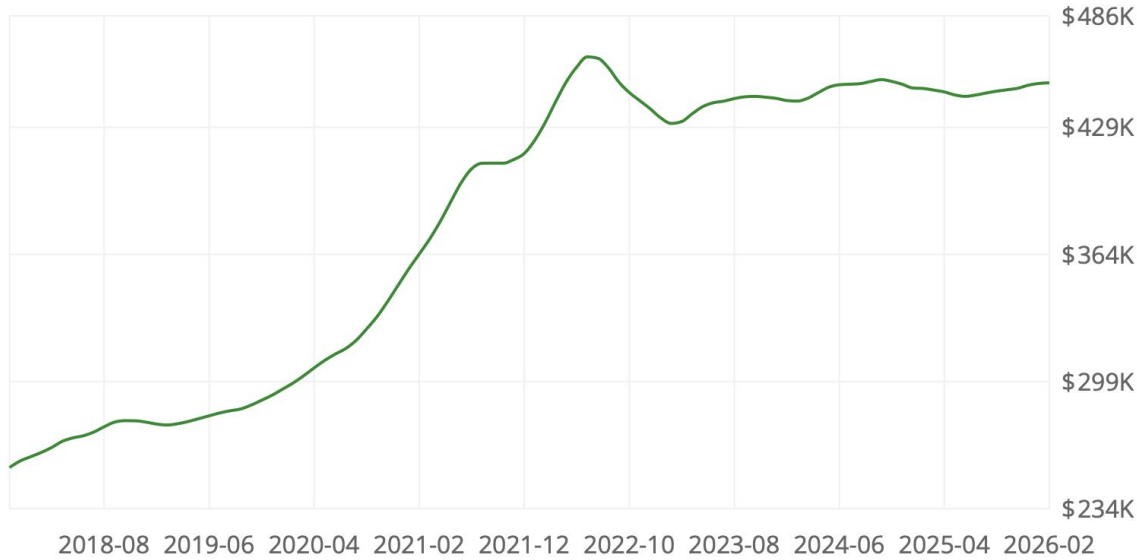
Klickitat County, WA

Located in south central Washington state, Klickitat County lies at the junction where the Columbia River Gorge cuts through the eastern slopes of the Cascade Mountains. It encompasses 1,908 square miles (about the same size as the state of Delaware), has miles of whitewater streams, numerous lakes, the Columbia River, the Gifford-Pinchot National Forest and is home to the Klickitat Wildlife Management Area and Conboy Lake National Wildlife Refuge. Its 18,000 residents reside in cultural and historic communities which provide various cultural and business accommodations and world-class attractions. It hosts the headquarters for many high tech aerospace businesses in as well as continuing to support vibrant agricultural, forestry and recreation industries.

Today, it offers residents a vibrant blend of old and new with its historic small-town charm, and unparalleled access to world class outdoor activities such as kiteboarding, kayaking, windsurfing, hiking, biking, fishing and skiing available at nearby Mount Hood and the Columbia River Gorge National Scenic Area. Residents also enjoy easy access to metropolitan amenities in Portland, only 60 miles to the west.



→ Klickitat County



Value

\$425,300

Median value of owner-occupied housing units

about three-quarters of the amount in Washington: \$564,600

about 1.3 times the amount in United States: \$332,700

Klickitat County, WA

County in: [Washington, United States](#)

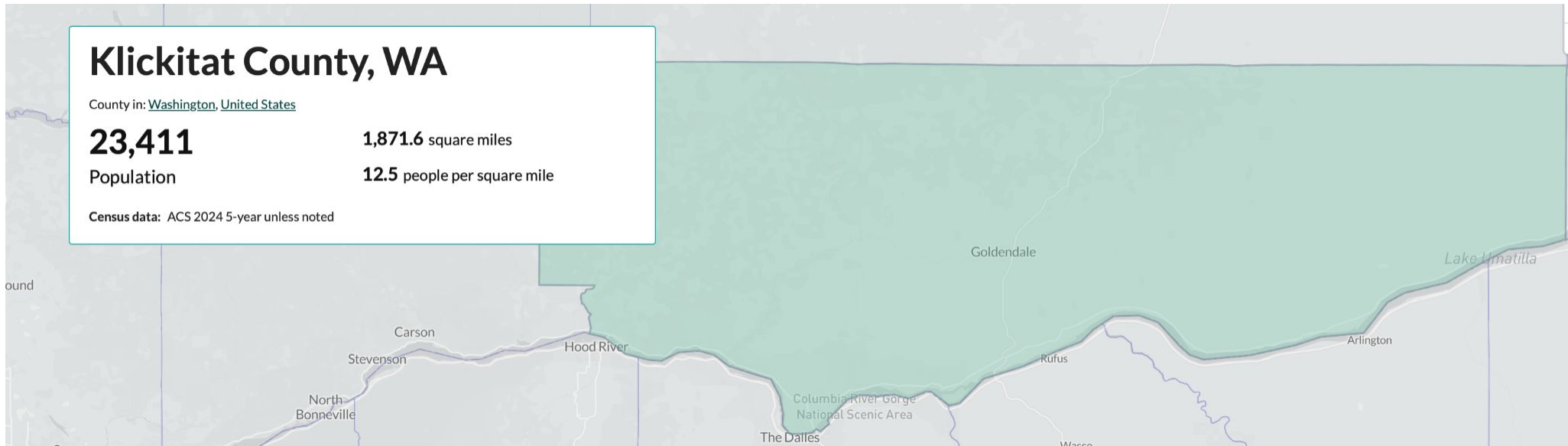
23,411

Population

1,871.6 square miles

12.5 people per square mile

Census data: ACS 2024 5-year unless noted



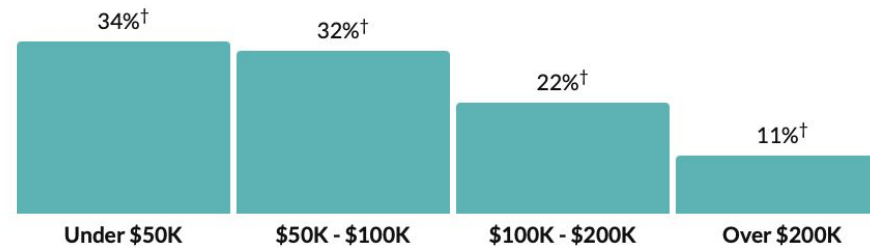
\$71,042

Median household income

about three-quarters of the amount in Washington: \$98,141

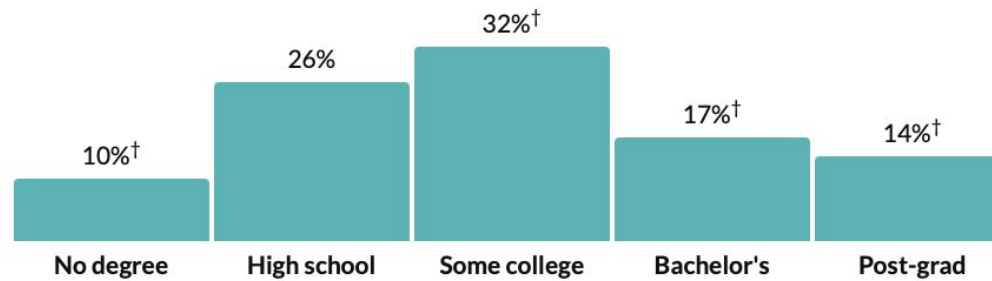
about 90 percent of the amount in United States: \$80,734

Household income



[v data / E](#)

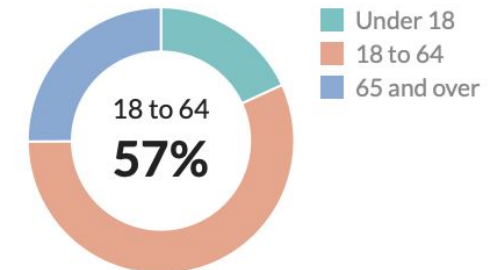
Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

Population by age category



[Show data / Embed](#)

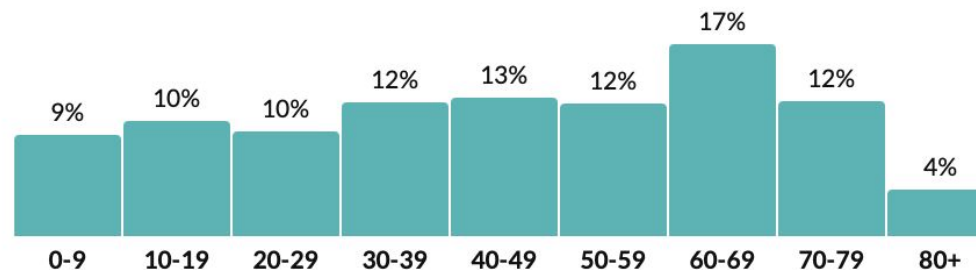
Age

46.8

Median age

about 25 percent higher than the figure in Washington: 38.3

about 20 percent higher than the figure in United States: 38.9



[Show data / Embed](#)



COPPER
WEST

REAL ESTATE

COMMERCIAL



BUY • SELL • LEASE • INVEST

Anne Medenbach

CCIM, Commercial Broker OR/WA

541-645-0646

annem@copperwest.com

