



**BEN FULCHER**

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## 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.

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## PARCEL INFORMATION

Purchase Price: \$1,600,000  
 Property Type: Restaurant, Lodging, C-Store  
 Address: 9738 Highway 55, Cascade, ID  
 Parcel Size: ± 2.30 acres  
 Zoning: Valley County - Multiple Use  
 Lodge Building Size: ± 5,000 SF  
 Barn Size: ± 2,000 SF

## PROPERTY DETAILS

**Restaurant Features:** Full kitchen with hood venting and 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:** ±2.30 acre parcel  
 Over 800 feet of frontage on the Payette River  
 Over 900 feet of frontage on Highway 55  
 ±2,000 SF storage barn



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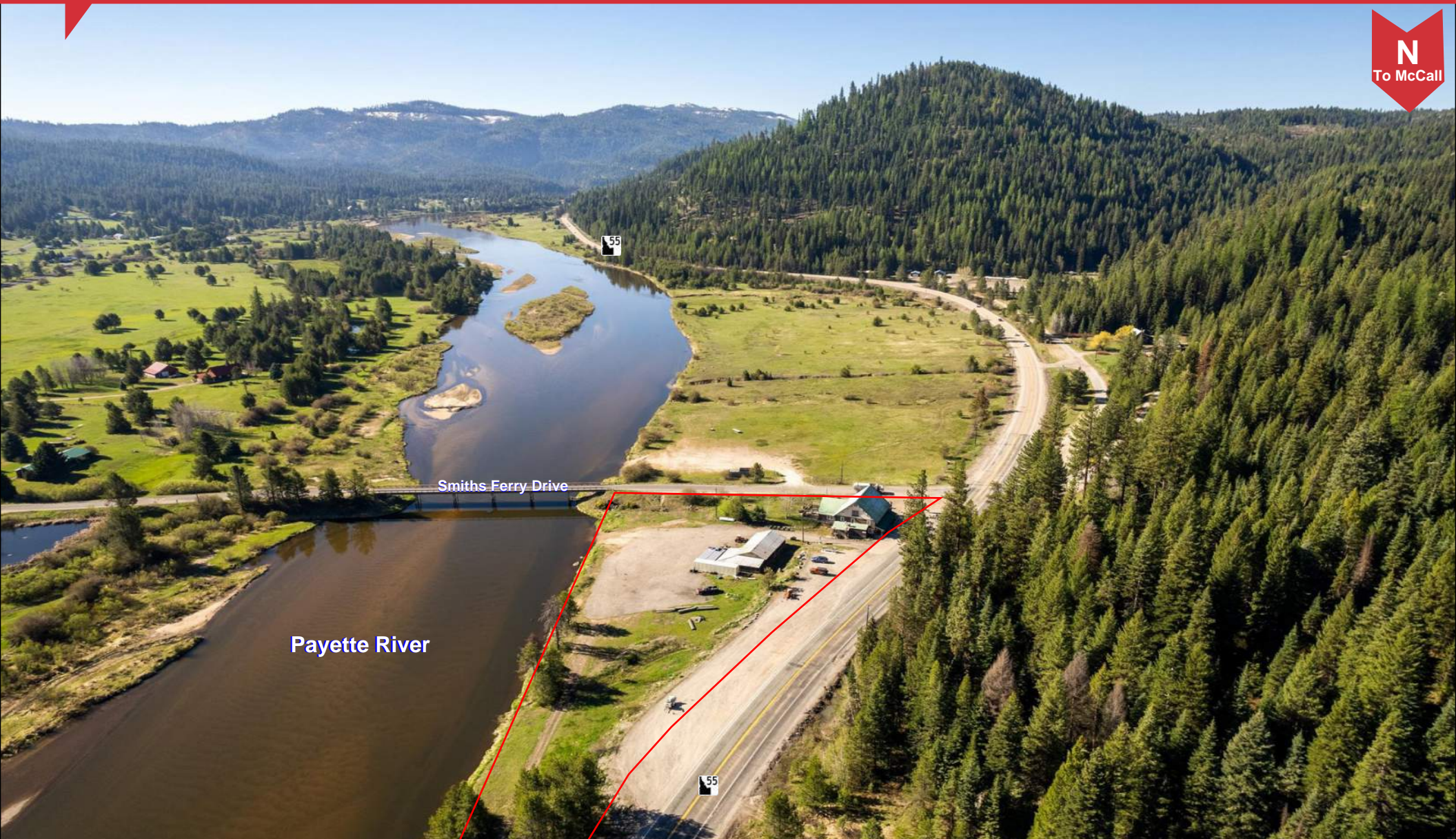
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N	Donnelly	34 miles	↑
	McCall	46 miles	↑
	Boise	61 miles	↓

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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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