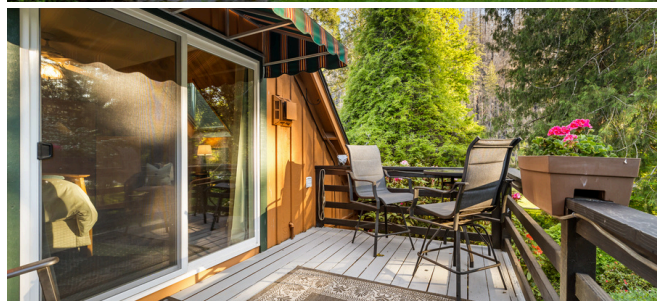


A MCKENZIE RIVER BED & BREAKFAST



Eagle Rock Lodge is a rare opportunity to own a thriving bed and breakfast on the McKenzie River in Vida, Oregon, just 30 minutes east of Eugene/Springfield. Built in 1947 and set on nearly five acres of manicured grounds, forest, and 400 feet of private river frontage, this turnkey property offers a successful hospitality business alongside a beautiful owner's residence. The lodge features nine thoughtfully updated guest suites, each with its own charm, offering fireplaces, air conditioning and heating, refrigerators, modern furnishings and full bathrooms some with jetted tubs. A separate owner's home with vaulted ceilings provide a private retreat with a new furnace and air conditioning system. The property has been extensively renovated, including new exterior and interior paint, new or refinished decks, improved lighting, and refreshed landscaping. With ample space and spectacular natural surroundings, there is strong potential to expand the business through additional guest units, more weddings, adding glamping accommodations, or other creative revenue-generating opportunities.

The grounds are alive with wildlife, including elk, owls, and a variety of native birds, offering guests a peaceful and immersive nature experience. Visitors from around the world come to stay at the lodge, bringing a sense of connection and community to this unique destination. The overall ambiance is warm, welcoming, and resort-like, making every stay feel like a retreat. Outdoor spaces highlight the natural beauty of the setting, with stone pathways, garden seating areas, and an spacious deck overlooking the river. Inside, the dining room, common areas, and guest rooms have been modernized with new furniture, fixtures, and décor while maintaining the lodge's rustic charm.



OFFERED AT \$2,500,000

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Some John L. Scott offices are independently owned and operated.

FEATURES

- Turnkey bed and breakfast on the McKenzie River in Vida, Oregon 30 minutes East of Eugene/Springfield
- Built in 1947 on nearly 5 acres of manicured gardens, forest, and 400 feet of private river frontage
- Nine updated guest suites, featuring fireplaces, refrigerators, microwaves, AC & Heat and a full bathroom. Some have jetted tubs and kitchenettes
- Separate owner's residence with vaulted ceilings and a new deck, furnace and AC system
- New AC system in the lodge kitchen
- Expansive outdoor deck with river views
- Stone pathways, garden seating areas, and beautifully manicured landscaping
- Enclosed barn, garages and attic for storage
- Raised garden beds, fruit trees and berries
- Interior and exterior updates, including new paint, refinished decks, updated lighting, and modernized guest suites
- Dining room, common areas, and kitchen refreshed with new furniture, fixtures, and décor
- Ample parking and improved exterior access for guests and owners
- Located near world-class fly fishing, whitewater rafting, drifting, hiking trails, hot springs, and waterfalls