

◇ Expansive water and island views upstairs and downstairs.



◇ Nearby golfing, boating, biking, skiing, swimming, fishing, hunting, and hiking.

◇ Incredible fall fishing, world record Gerrard rainbow trout caught in Lake Pend Oreille.



◇ Short drive to Schweitzer Mountain Ski Resort.

◇ Perfectly located for recreation in north Idaho, Montana & Washington.



◇ 90 Miles from Int'l Airport in Spokane, Washington.

103-A



THE HISTORIC

Hotel Hope

**Residential/Commercial Property
Hope, Idaho**

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The historic Hotel Hope building (c. 1897) overlooks Lake Pend Oreille and the Hope Islands on 7 lots with 175 feet of commercial frontage. Additional adjoining 50 foot lot available. This beautiful two story 9,460 sq ft building combines unique architecture with commercial and residential mixed use potential.



Building Exterior, Front



Bar Room, 1st Floor

1st floor is presently configured for use as a restaurant, lounge and retail space that could be easily configured for other uses. 2nd floor consists of 15 rooms, five bathrooms, kitchenette and laundry room. All of this connects with a 760 sq ft covered veranda and a 2,000 sq ft rooftop patio, both providing spectacular lake views. The building was renovated in 1998 including new plumbing, electrical and mechanical systems.

- ◆ Legal: Blk 1, Lots 13 thru 19, Hope by NP
- ◆ Tax Parcel: RPH0538001013AA
- ◆ Zoning: Commercial/Residential
- ◆ School Dist: Hope, Clark Fork
- ◆ Fire Dist: Hope, East Hope
- ◆ Road: Paved secondary state Hwy
- ◆ Bldg Size: Approx 9,460 sq. ft.
- ◆ Parking: Off street & On street
- ◆ HOA: None
- ◆ Taxes: Less than \$7,000 in 2019
- ◆ Ownership: Fee simple
- ◆ Lot Frtg: 175 feet approx
- ◆ Lot Depth: 98 feet average
- ◆ Topography: Sloped hillside in rear with level site fronting road
- ◆ View: 180 degree lake view
- ◆ Sewer: Ellisport Sewer Dist, 3 ER's
- ◆ Water: City of Hope, 3 EC's
- ◆ Electricity: On site
- ◆ Phone: On site
- ◆ Heat: Propane: Forced Air Both Floors, 5 Separate Units

◆ 760 sq ft covered veranda with amazing lake view connected to upstairs bedrooms.

◆ Handicap chair lift to second floor and 24 hour monitored fire alarm system

◆ 2,000 sq ft rooftop patio for entertaining or corporate meetings constructed over garage.

◆ Garage structurally built to be converted to second story.

◆ 1,200 sq ft 3 car garage that is freely convertible to retail use was built in 2011.

◆ Large basement areas (not included in the 9,460 sq ft measurements) suitable for wine cellar, beer brewery, expansive storage, or secure bunker with 20 inch thick walls.

