

# Dardanelle

## Resort

# \$750,000

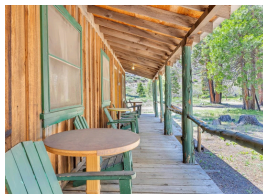
Highway 108, Dardanelles, CA



Ryan Scheller  
REALTOR



DRE02230938

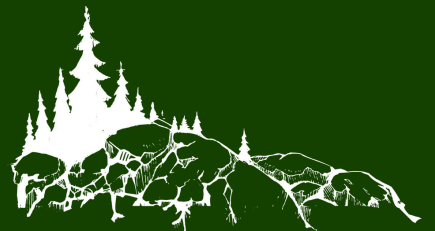


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**KW** COMMERCIAL<sup>SM</sup>





🌲 Welcome to Dardanelle Resort: Your Gateway to Sierra Nevada Adventure! 🌲

Nestled amidst the breathtaking beauty of the Sierra Nevada Mountains, Dardanelle Resort stands as a beloved landmark on Sonora Pass. Here, amidst the tranquil embrace of tall pine trees and crisp mountain air, lies an opportunity to immerse yourself in nature while indulging in modern comforts. Including full hookups on 34 of the the campsites.

Discover the essence of outdoor living with our 35 spacious campsites, each offering a serene sanctuary for your wilderness retreat. Whether you're seeking a secluded spot beneath the canopy of trees or prefer a site with panoramic mountain views, Dardanelle Resort caters to all preferences.

But that's just the beginning of your adventure. Imagine unwinding after a day of exploration at our outdoor bar and stage area, where live music fills the air and camaraderie flows freely. Savor a refreshing beverage as you soak up the sunset hues painting the mountainside, creating memories to last a lifetime.

In need of supplies or craving a delicious snack? Our on-site general store has you covered, stocked with everything from camping essentials to gourmet treats. No need to venture far for the necessities; we've thought of everything to ensure your convenience. Ice Maker and Ice freezers for selling ice. Propane tank for selling propane. Wood Bundles for camp fires & more.

For outdoor enthusiasts, Dardanelle Resort is a paradise waiting to be explored. Cast your line into the crystal-clear waters of nearby fishing spots, where trout dance beneath the surface, tempting anglers of all skill levels. Lace up your hiking boots and set out on trails that wind through ancient forests and lead to majestic vistas, rewarding your efforts with awe-inspiring panoramas.

And when night falls, gather 'round the campfire and share stories beneath a blanket of stars. The crackle of the flames, the scent of wood smoke, and the laughter of friends create an ambiance that captures the essence of camping at its finest.

Dardanelle Resort isn't just a place to stay; it's an opportunity to own a piece of history. For generations, families have forged cherished memories within these hallowed grounds, passing down traditions from one camper to the next. Now, it's your turn to become a part of this rich tapestry of experiences, writing your own chapter in the storied legacy of Dardanelle Resort.

Come, experience the magic of Dardanelle Resort in the heart of the Sierra Nevada Mountains. Your adventure awaits! 🌲🔥🌲

35 Developed Camp sites 34 with hookups  
Type 20 alcohol license for off site sales for store  
80kw Propane Generator New. Power distribution  
Water Distribution system with 2in mainlines 70psi  
4 Bedroom Motel  
Temporary Store Building with furnishings  
New Gas Station Shed with Water tank  
Temporary Bar Building with Furnishings and Outdoor Stage  
Campground restroom and Laundry room  
Foundation for new store  
Storage 40ft Container with shelving  
Ice Machine and 2 Ice Storage retail machines  
Case Backhoe Tractor  
Dump Station for RVs  
Propane Tank for propane sales  
Starlink for internet



**Leeann Lupo**

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