

River Rock Cafe

1149 S Main St, Riggins, ID 83549

Silvercreek REALTY GROUP Presented by Silvercreek Realty Group

Price: \$465,000



River Rock Cafe

1149 S Main St, Riggins, ID 83549



Fantastic price for this successful turnkey restaurant! \$30,000 price reduction! Nestled in the Salmon River Canyon along the free-flowing Salmon River (River of No Return). Riggins is centrally located in the middle of Idaho on Hwy 95, the only full North South route through ID. The sellers have run successful restaurants in Riggins Idaho for 25 years. The River Rock Café is an extremely popular restaurant that has been praised by multiple publications & voted as one of the 15 Small Town Idaho Restaurants That Are Worth the Drive. Restaurant is 1800 sq.ft. w/approx. 530 sq.ft. of attached dry storage & comes fully equipped, indoor seating is 75 & outdoor seating is 18. Lot is .35 acres which allows plenty of parking for patrons. Property & equipment is consistently & well maintained. ID County allows for multiple uses. Year-round tourism with constant HWY 95 traffic, allows for a strong year-round operation. Hop on a jet boat, drift boat, paddle board or go rafting in what is known as the White-Water Capital, also the gateway to the gorgeous 7 Devil Mountains & Hells Canyon, Snake River! Riggins at only 1800+ elevation is considered the banana belt of Idaho, so you have the best of both worlds, with mild winters in the Canyon, yet 2 major ski resorts less than an hour away! New roof & heat pump.



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1099 S Wells St, Suite 200

Meridian, ID 83642



Priced at \$465,000 fully equipped

Situated on Hwy 95, the only North South full route in Idaho
Acclaimed restaurant in multiple publications
Located in an Opportunity Zone
Year round tourism, both local and national
Owner has ran successful restaurants for 25 areas in Riggins

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Property Photos



Entrance



1149 Main St. River Rock Cafe-21 - Copy - Copy

River Rock Cafe

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Property Photos



Interior Photo



Interior Photo

River Rock Cafe

1149 S Main St, Riggins, ID 83549

Property Photos



133-20201014-110701-6985-MShelby



1149 Main St. River Rock Cafe-119

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Property Photos



1149 Main St. River Rock Cafe-23 - Copy - Copy



1149 Main St. River Rock Cafe-106 - Copy

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Property Photos



Entry Combo



1149 Main St. River Rock Cafe-44 - Copy - Copy

River Rock Cafe

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Property Photos



River Rock photos (37)



1149 Main St. River Rock Cafe-121

River Rock Cafe

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Property Photos



103-20201014-113714-7239-MShelby



1149 Main St. River Rock Cafe-122

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Property Photos



1149 Main St. River Rock Cafe-125



kitchen

River Rock Cafe

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Property Photos



137-20201014-111918-7041-MShelby



138-20201014-111952-7046-MShelby

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Property Photos



Beverage Combo



139-20201014-112619-7126-MShelby

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Property Photos



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Interior Photo

River Rock Cafe

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Property Photos



Food Combo



2 dining areas

River Rock Cafe

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Property Photos



1149 Main St. River Rock Cafe-104 - Copy



Signage

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Property Photos



1149 Main St. River Rock Cafe-6 - Copy - Copy



1149 Main St. River Rock Cafe-128

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Property Photos



1149 Main St. River Rock Cafe-129



1149 Main St. River Rock Cafe-130

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Property Photos



Riggins and Salmon River



Interior Photo

River Rock Cafe

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Location

