

Seize Your Opportunity And Own A Rare Turnkey Investment

Introducing the Idaho Heartland Hotel in New Meadows: Your Basecamp for Adventure.

This unique opportunity combines a thriving, well-loved business with endless potential for growth and offers something for every guest and every budget.

The property includes: the historic Heigho Mansion, 2 motel wings, (4) defined suites and full laundry facility that all provide an inviting blend of charm and mountain elegance.

The Heigho House, a three-story Colonial Revival brick mansion built in 1911 and listed on the historic register: boasts a full basement, (6) spacious bedrooms, (4) full baths, and (2) half baths. This grand residence includes a stately foyer with a sweeping staircase, a large kitchen, full laundry, office, sunroom, dining/bar room, library, and welcoming living room with a regal fireplace.

Original oak and red fir wood floors throughout, authentic windows, doors, and functioning radiators preserve the house's unique character.

The motel accommodations feature eleven rooms (rooms #6 and #7 updated and remodeled in 2023). The (4) suites, each offer special touches, including fireplaces in every suite, three suites with bathtubs, two with balconies that showcase expansive views, and one that is ADA-accessible. Every room is turn-key and well maintained, with additional potential for updates to the other rooms.

Guests will enjoy new mattresses, linens, and bedding throughout the property, as well as access to a hot tub, pet-friendly grounds, ample parking, and sweeping Meadows Valley views.

Idaho Heartland Hotel is a thriving business supported by an experienced on-site manager, seasoned bookkeeper, and CPA, with an established following of regular guests.

The adjacent property (201 N Norris) with barn, corral, two-car garage, and (3) long-term rentals is also available for purchase, as well as 18ac and residence at 3701 Hwy 55, offering additional expansion options and investment opportunities.

Just 15 minutes from McCall and Brundage Resort, New Meadows is a close-knit community that has been growing and expanding over the years. New apartments for local families and employees completed in 2024 and a new 28-unit subdivision is set for construction south of downtown.

The community offers excellent school resources, a new Youth Center, and the Mehen Memorial Skate Park, set to be completed in 2025

Popular local attractions include Zim's and Tibbs Family Hot Springs, Meadowcreek Golf Course, convenient access to the airstrip, snowmobile parking and other world class recreation options.