

MOTEL INVESTMENT OPPORTUNITY

109256 N Hwy 97,
Chemult, OR 97731
Commercial Sale
MLS# 220198782



Operating 16-unit motel with manager's house on-site. Manager takes care of all day-to-day operations. The adjoining property with a home is available for additional truck parking. Includes all furniture, fixtures, and equipment needed to operate the motel. Motel enjoys year-round nightly clientele and long stays in the fall with seasonal businesses.

Location Highlights: Chemult, Oregon

Chemult is a small, functional community, benefiting from a strategic location just 30 miles from Crater Lake National Park – one of Oregon's most visited and iconic natural destinations.

Crater Lake is famous for its deep blue color, volcanic caldera, and pristine wilderness, attracting tourists from across the globe for hiking, photography, and sightseeing. This makes Chemult an ideal stopover or basecamp for travelers heading to the park.

Additional highlights of the area include:

- Snowmobiling, cross-country skiing, and dog sledding in the winter
- Hiking, camping, and fishing during the warmer months
- Convenient access to U.S. Highway 97, a major route for travelers and freight
- Truck traffic accounts for 25% to 40% of all traffic on Hwy 97, supporting consistent visitation and business visibility
- Twice-daily Amtrak service, enhancing accessibility for tourists



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Property Overview

- Price: \$550,000
- Business Type: Hospitality (16-unit Motel with On-Site Manager's House)
- Building Area: 6,138 SqFt (Source: Assessor)
- Lot Size: 1.38 Acres (60,113 SqFt)
- Zoning: CT - Transportation Commercial
- Parcel Number: 733861
- Year Built: 1948

Traffic Insights: U.S. Highway 97

U.S. Highway 97 is a major transportation corridor in Klamath County, designated as a State Freight Route. Truck traffic typically accounts for 25% to 40% of all traffic on this route, highlighting its significance for commercial transportation.



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Key Features

- 16 Operating Motel Units
- On-Site Manager's House
- All Furniture, Fixtures, & Equipment Included
- Adjoining Property Available for Additional Truck Parking
- Year-Round Clientele + Long-Term Seasonal Guests
- Manager in Place Handling Day-to-Day Operations
- Excellent Location with Highway Visibility

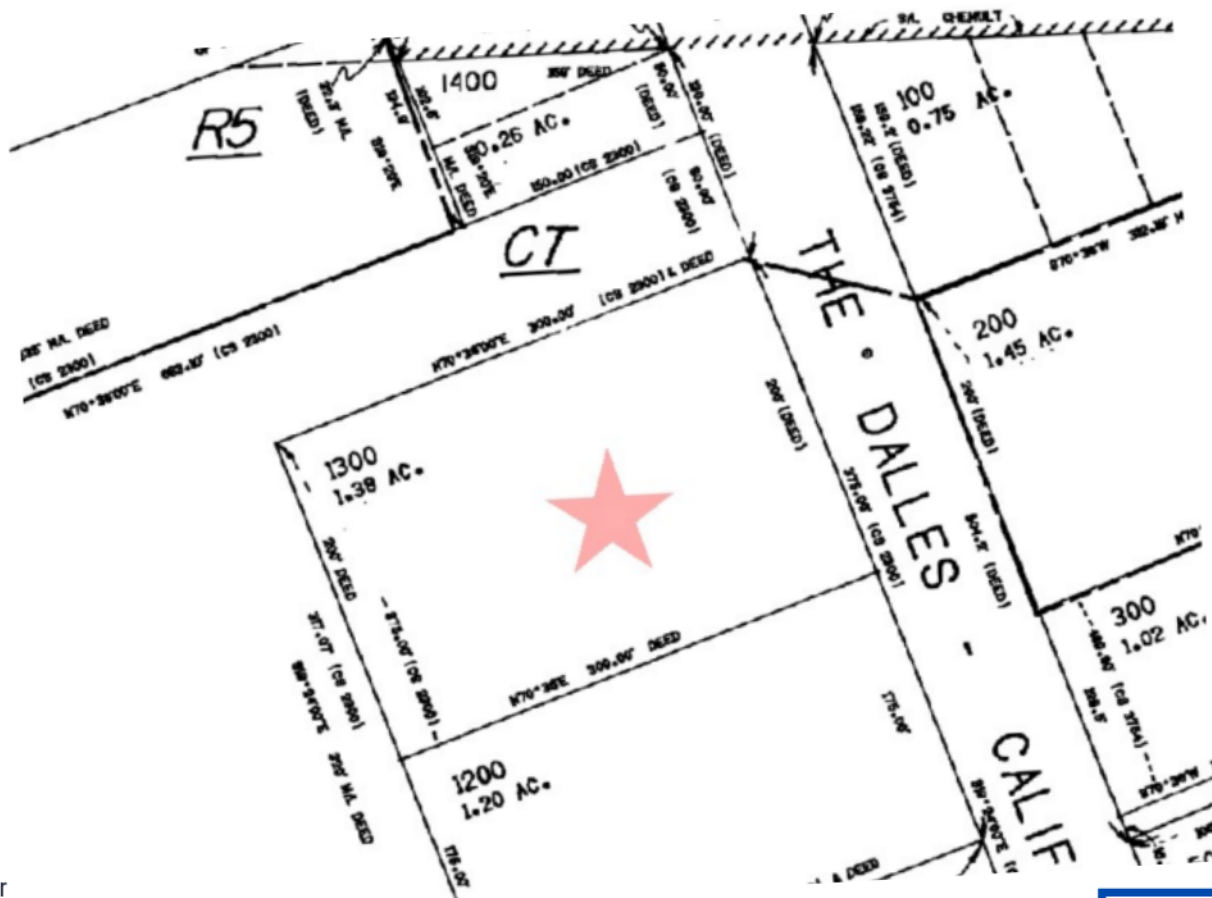


Seller Terms & Additional Information

- Seller financing available.
- Property and adjoining home also available with signed listing agreement.



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Disclaimer

The information provided in this presentation is derived from sources believed to be reliable; however, no liability is assumed for errors or omissions. This is an exclusive listing. All information is provided in confidence, with the understanding that all negotiations regarding this property will be conducted through RCI Real Estate LLC. All measurements are approximate.



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