

LEGACY RESTAURANT & REAL ESTATE FOR SALE

9738 HIGHWAY 55

SMITHS FERRY, ID



rallensrealty.com



RALLENS REALTY
CONSULTANTS



INTRODUCTION

Few Idaho establishments are more iconic than the Cougar Mountain Lodge. Nestled into an idyllic setting along the Payette River and Highway 55, Cougar Mountain Lodge is conveniently en route to Cascade and McCall, two of Idaho's most popular mountain destinations. The full-service restaurant and convenience store are a popular stop for thousands of tourists and recreationists year-round.

Originally built in 1938, Cougar Mountain Lodge has served hungry road-trippers, outdoor adventurers, and nearby residents for generations. Owners Patrick and Stacy Willis purchased the business in 2017 and have since reinvented the historic establishment. Their revamped menu features some of the best American fare in Valley County. The new bar offers six rotating beers on tap. The convenience store now features an assortment of locally-sourced goods.

It's a landmark on your drive to Cascade or McCall. It's the place where you stop for lunch, stock up on snacks, or celebrate your river rafting adventure. Now, it could be yours!

Contact Ben Fulcher or Eric Guanell for more information.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

PRICE	\$1,100,000
PROPERTY TYPE	Restaurant, Lodging, C-Store
ADDRESS	9738 Highway 55 Cascade, ID
PARCEL SIZE	±2.31 Acres
ZONING	Valley County - Multiple Use
LODGE BUILDING SIZE	±5,000 SF
BARN SIZE	±2,000 SF

HIGHLIGHTS

Restaurant Features

- Full kitchen with hood venting & grease trap
- Seating for up to 68 guests
- ±450 SF outdoor deck seating
- Bar counter with six rotating taps

C-Store Features

- Sales counter and coolers
- Showroom floor with displayed inventory
- Men's and women's restrooms

Lodging Features

- Seven individual rooms
- Four bathrooms with showers

Lot Features

- Over 800 ft of frontage on the Payette River
- Over 900 ft of frontage on Highway 55

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



COUGAR MOUNTAIN LODGE | SMITHS FERRY, ID



BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

rallensrealty.com

COUGAR MOUNTAIN LODGE | SMITHS FERRY, ID



BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

rallensrealty.com

COUGAR MOUNTAIN LODGE | SMITHS FERRY, ID



BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

rallensrealty.com

WHY IDAHO?

**#1 Least
Regulated State**

Mercatus Center at
George Mason University

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

*U.S. News
& World Report*

**#3 State in 2021 U.S.
States By GDP And Which
States Have Experienced
The Biggest Growth**

Forbes

**#1 State for
in Lowest Annual
Tax Revenue Decline**

Pew Trusts

**#1 State in Year
Over Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

*Bureau of
Labor Statistics*

**Top 10 State for
Overall Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to
Start a Business**

WalletHub

**6th Most
Independent State**

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

rallensrealty.com

COUGAR MOUNTAIN LODGE | SMITHS FERRY, ID



BEN FULCHER

208.859.7407 | ben@rallensrealty.com

ERIC GUANELL, CCIM

208.890.4092 | eric@rallensrealty.com

rallensrealty.com