

# BUSINESS FOR *Sale*

\$2,800,000



## PIE TOWN & COTTAGE CENTRAL

- RETAIL SPACE/COMMERCIAL KITCHEN - IDEAL FOR GENERATING ADDITIONAL REVENUE OR SERVING AS A WELCOME/MANAGEMENT OFFICE; PIE KITCHEN WITH DISPLAY CASE & WOODFIRE PIZZA OVEN, AND GREAT SPACE FOR RETAIL/PARTIES
- OWNER/MANAGER'S QUARTERS - SPACIOUS LIVING AREA WITH 2 BEDROOMS AND 2 BATHS, PERFECTLY SUITED FOR ON-SITE MANAGEMENT OR AS A COMFORTABLE OWNER'S RESIDENCE.
- 10 ONE-BEDROOM CABINS - EACH WITH A FULL BATH IDEAL FOR EXTENDED STAYS.
- 12 STUDIO CABINS - EQUIPPED WITH KITCHENETTES, PROVIDING COZY ACCOMMODATIONS WITH ADDED CONVENIENCE.
- 3 SITE-BUILT CABINS - ADDED CHARACTER FOR YEAR-ROUND RENTALS.
- 3 RV PADS - EXPANDING INCOME POTENTIAL FOR TRAVELERS SEEKING CONVENIENT CAMPING LOCATIONS CLOSE TO CONVENIENCES.
- 7 STORAGE UNITS - RENT OUT FOR ADDITIONAL CASH FLOW.
- PARTY PAVILION - PERFECT FOR GUEST GATHERINGS, EVENTS, OR COMMUNITY USE.
- OVER 1.5 ACRES OF LAND, UNAFFECTED BY FLOOD OR FIRE.



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