

FOR SALE

6,106 SF | ~~\$680,000~~

Budget Inn Motel Owner User/Investment Opportunity

109480 US-97, Chemult, OR 97731

**PRICE REDUCED TO
\$600,000**



20-ROOM MOTEL ONLY 30 MILES FROM CRATER LAKE NATIONAL PARK



Dan Kemp, CCIM | Emilio Tiscareno, Broker

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FOR SALE

~~\$680,000~~ \$600,000

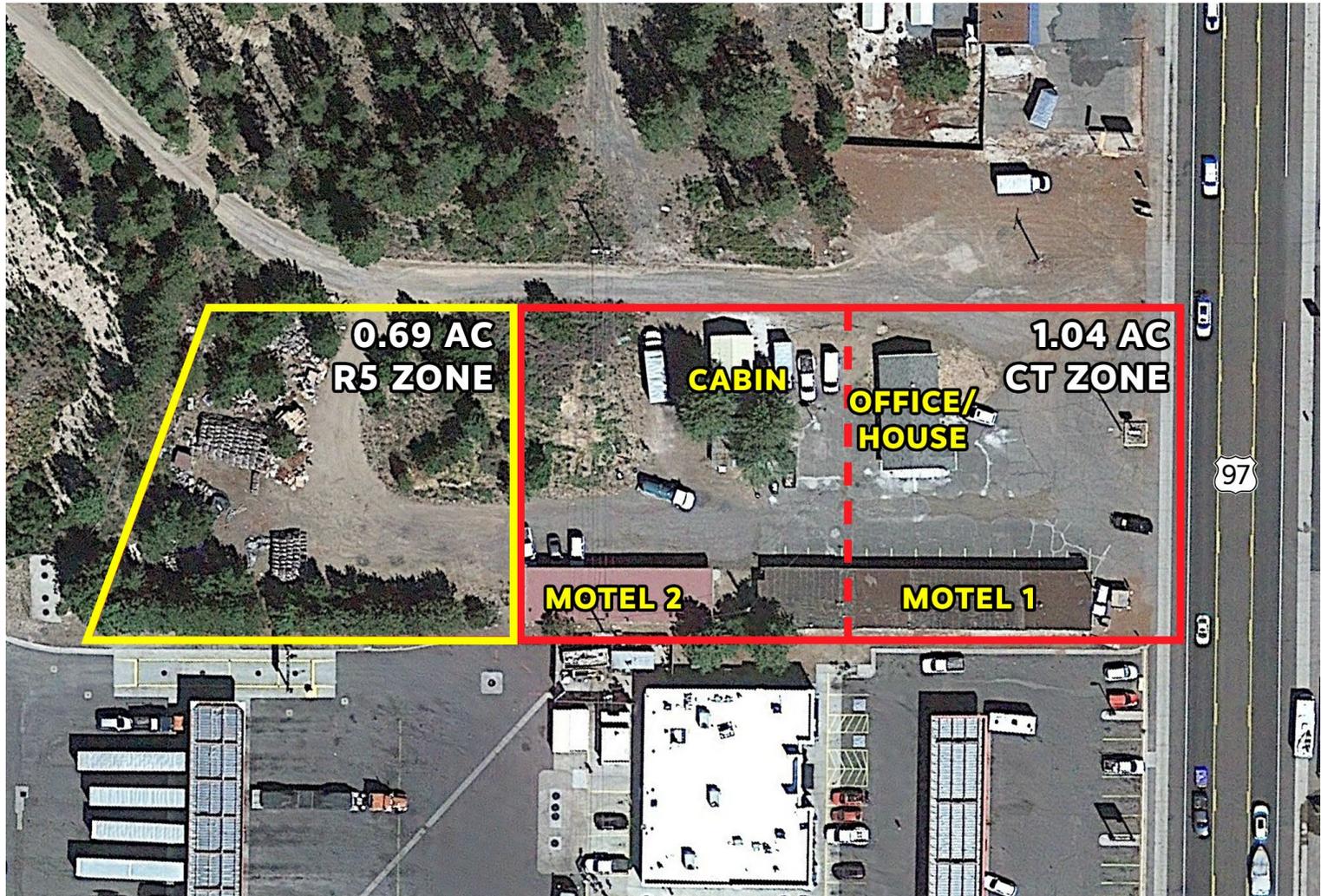
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PROPERTY DETAILS

- Sale Price:** ~~\$680,000~~ \$600,000
- Bldg. Size:** 6,106 SF
- Price/SF:** \$98.26
- Tax Lots:** 3 tax lots totaling 1.73 acres
1.04 acres zoned CT-Transportation Commercial
0.69 acres zoned R5-Rural Residential
- Year Built:** 1973
- Parking:** 21 onsite spaces

HIGHLIGHTS

- Two motel buildings with 20 rooms equipped with microwaves and mini-fridges
- 14 bathrooms renovated and new flooring in the cabin
- One office building with an attached residence
- One cabin with four beds, full bathroom, and kitchen
- Strategic location near ATV, snowmobile, and hiking trails
- Approximately 30 miles from Crater Lake National Park
- High visibility and traffic counts of 5,418 AADT on Highway 97
- Appealing owner user or investment opportunity for hospitality and tourism





CHEMULT, OR

Nestled 30 miles from Crater Lake National Park along U.S. Highway 97, Chemult beckons with its year-round outdoor charm. A minute south lies the Walt Haring Sno-Park, historically tied to the famous Chemult Sled Dog Races. Winter transforms the town into a snow-covered paradise, offering groomed trails for snowmobiling, cross-country skiing, and more, including the Miller Lake Trail loop for hikers.

Come summer, Chemult evolves into a hub for hiking, biking, bird watching, camping, boating, and fishing. The town is a gateway to outdoor adventures, with the Pacific Crest National Scenic Trail and Maidu Trail accessible from the Miller Lake area.

For hunting enthusiasts, Chemult is a prime destination for deer and elk, boasting Forest Service Roads with secluded spots for dispersed camping. Less than 50 miles away, the KLA-MO-YA Casino offers entertainment and a change of pace.

Reflecting on its past and present, Chemult warmly welcomes visitors. The town's intimate size and friendly atmosphere make it an inviting basecamp for exploring the wonders of Crater Lake National Park and the surrounding region. With Amtrak making twice-daily stops, travelers can experience breathtaking views en route to and from the Chemult Amtrak Station, adding to the town's accessibility and charm. Whether blanketed in snow or bathed in summer sunshine, Chemult beckons all to partake in the beauty and adventure that define this Oregon gem.



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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