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# LAKE SIDE

— MOTEL & RV PARK —

— PROPERTY PORTFOLIO —

87275 SPRUCE LANE | CHRISTMAS VALLEY, OREGON

7.46 ACRES OF COMMERCIAL LAND OFFERED AT \$1,199,000

PRESENTED BY PERRY CROSS & COREY CHARON

BROKERS LICENSED IN THE STATE OF OREGON

Cascade  
Hasson

Sotheby's  
INTERNATIONAL REALTY



## YOUR ADVISORS



### Perry Cross

Licensed Broker

541.903.0111

perry.cross@cascadehasson.com

Perry is constantly in awe of how beautiful and blessed the state of Oregon is with all the outdoor resources and genuine people that call Oregon their home. Hunting and fishing have been his passion for years and finding his hunting property in a rural community, surrounded by world class fishing, making a childhood dream come to fruition. Perry strives to help others find their own special property and live out their dreams.

Perry is the kind of real estate broker that everyone wants to work with. He is both personable and professional. Honest and trustworthy, he will make sure that both buyers and sellers are comfortable and well represented in their real estate experience. Through dedication and tireless energy, Perry will follow up and follow through for his clients. Buyers can expect personalized attention tailored to their individual buying needs. Sellers can expect state of the art technology and the highest quality marketing materials for their unique property.

Perry brings over 30 years of construction industry experience. As the previous owner and operator of a successful construction business, Perry understands how important communication and customer service is. As a Real Estate Broker, Perry brings the same dedication and follow-through that allowed him to be successful as a contractor. Real estate has been a passion and fruitful business over the years, as Perry and Kim have bought and sold a number of properties.

Perry is passionate about achieving goals, desires and dreams connected to God's creation of the great outdoors. He believes in giving back to the community to help others grow and realize their gifts and potential. He has been a 4-H archery leader for many years, a member of Crook County Sheriff Search and Rescue, worked with the Christian youth and absolutely loves teaching youth about the treasures of the outdoors. Additionally, Perry has been involved with his church helping encourage others by teaching good financial stewardship.



### Corey Charon

Licensed Broker

541.280.5512

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Entering his 10th year in the Central Oregon real estate market, Corey Charon brings his experience, tenacity, and dedication to Cascade Hasson Sotheby's

Corey's background as a licensed Civil Engineer adds a unique dimension to his capabilities as a broker. This distinction makes him an invaluable asset in any development project, as he brings a comprehensive understanding of the technical aspects and feasibility involving land use entitlements.

Corey was voted Rookie of the Year in 2013 and has been recognized individually several times throughout his professional career.

His authenticity shines through every interaction, and he prioritizes building genuine relationships with his clients. He understands the importance of trust and transparency, and these qualities have endeared him to those he works with.

A long -time Bendite and Mountain View High graduate, Corey remains close to his Central Oregon roots and possesses a deep understanding of the local community and its evolving dynamics.

Beyond his role as a commercial real estate broker, Corey finds fulfillment in being a Christian, a husband and father. He finds joy in coaching, and is an avid sportsman.





## Welcome to Lakeside Motel & RV Resort

This unique investment opportunity on the banks of Baert Lake in Christmas Valley. This established 7+acre property offers 10 updated motel units, 17 RV sites, 4 lease sites, and a restaurant facility. This resort offers proximity to renowned attractions for the adventure seekers like Fort Rock, Sand Dunes, and Crack in the Ground. The motel rooms and restaurant have all been remodeled. Each motel room has a covered porch and lake view. RV sites offer an onsite bath house and full hook-ups. The property has a strong income history and information will be made available for prequalified Buyers. Quality upgrades are: All motel rooms, new roofs, remodeled dining room, septic and sewer lines, and a RV shower bathroom stall. Priced below appraisal, an income property with a Cap Rate of 9% this versatile resort is a prime opportunity for investors or entrepreneurs!

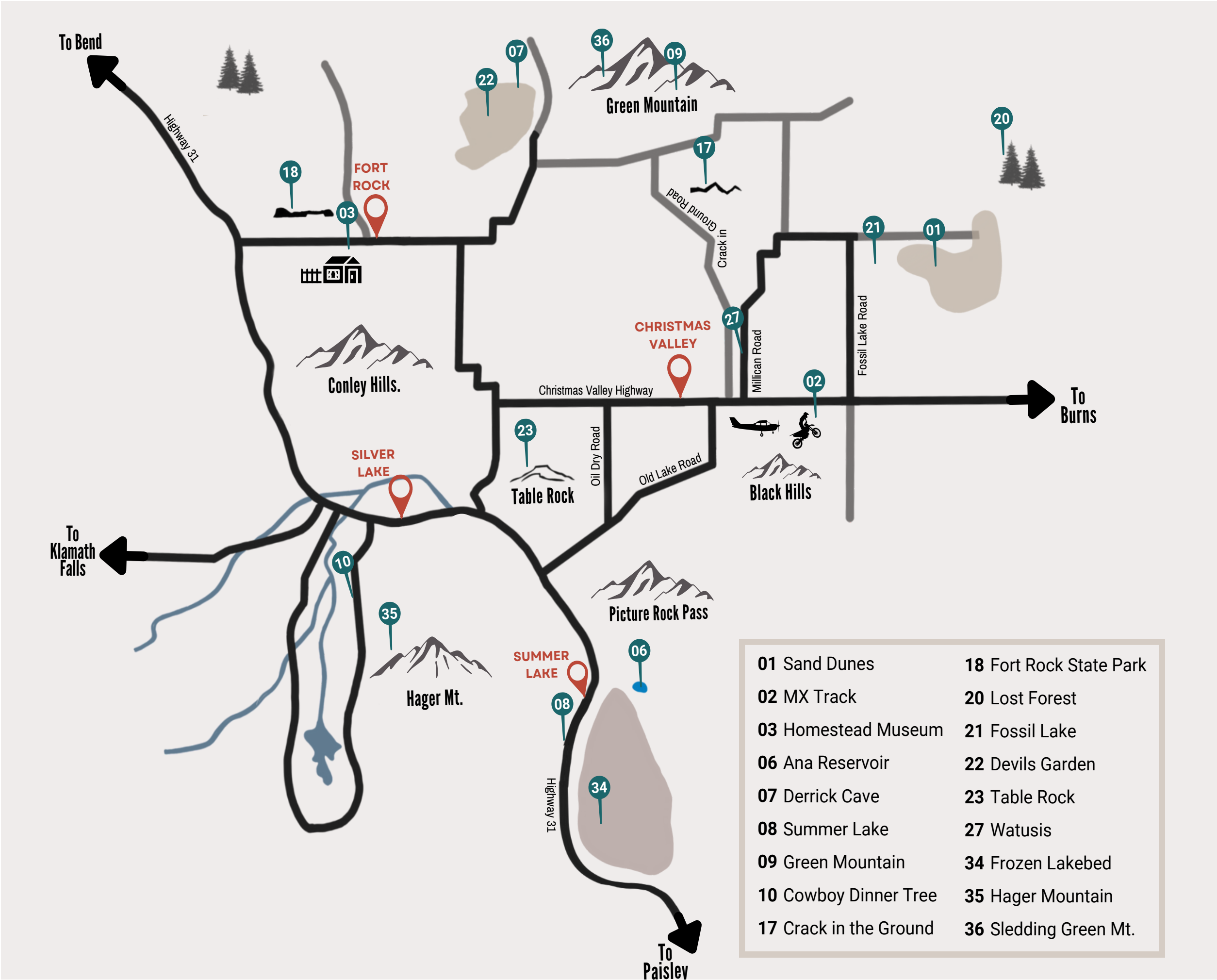
6,908 SF | 7.46 AC | MLS# 220204691







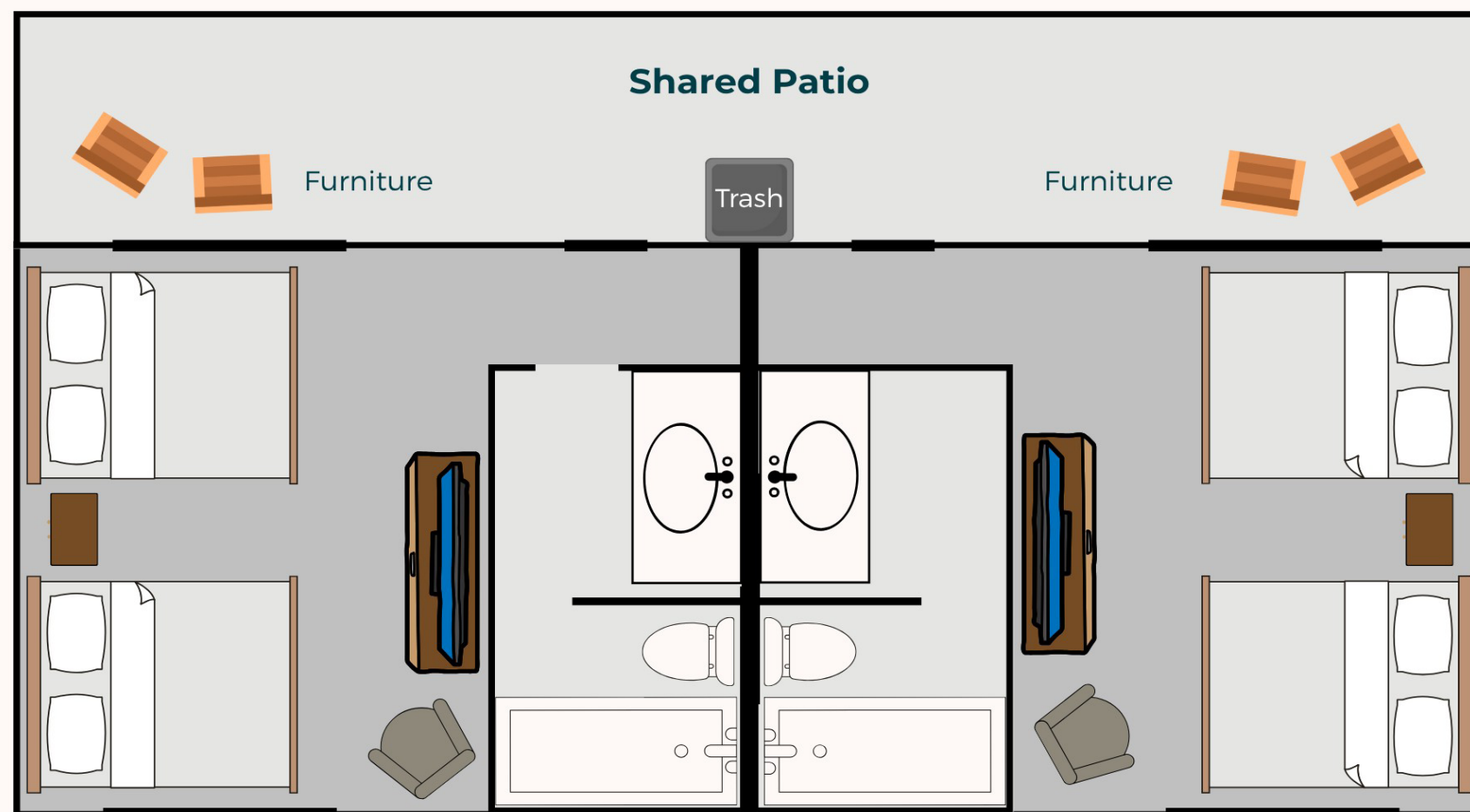
SURROUNDING  
AREA



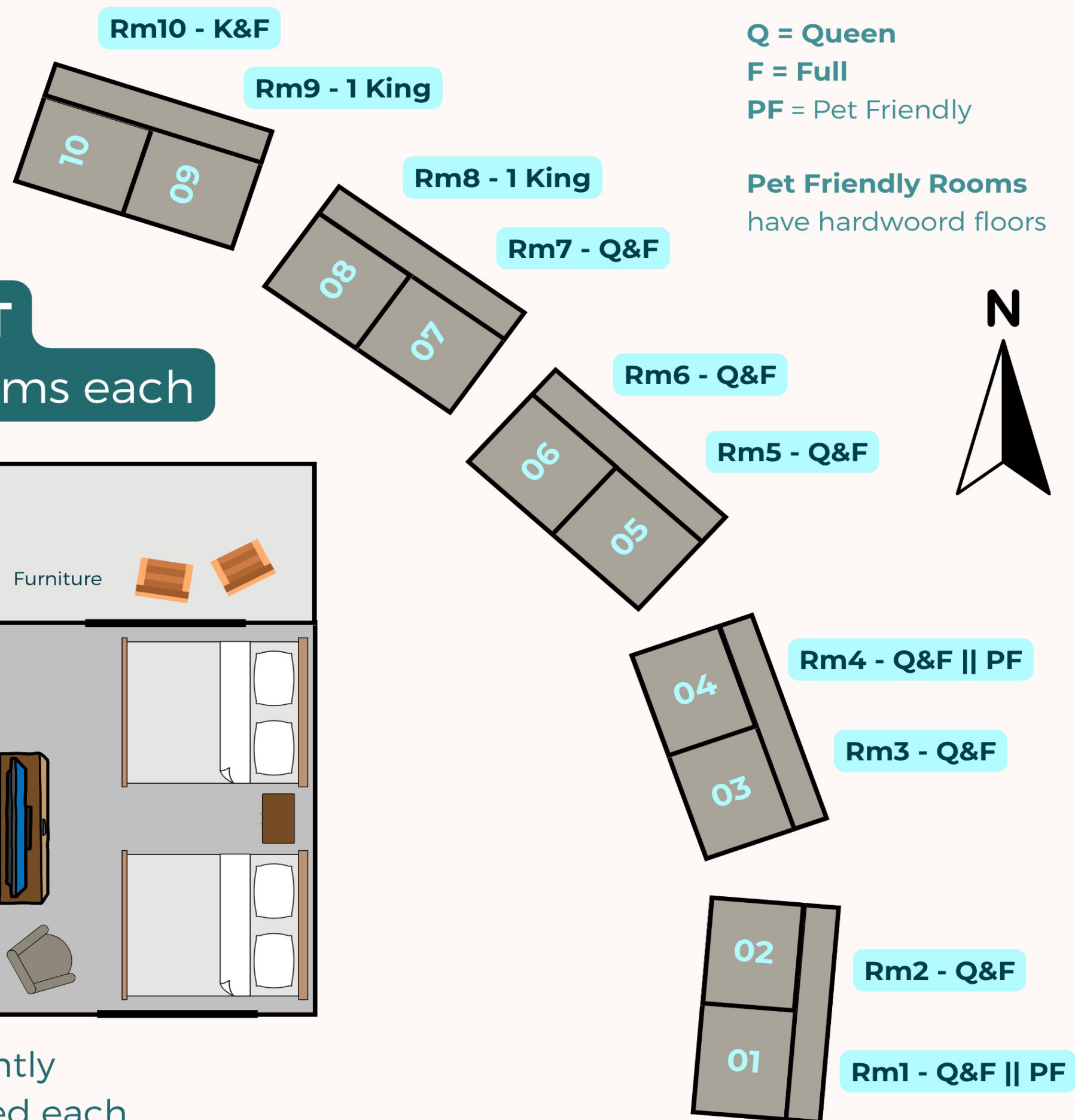


# FLOOR LAYOUT

of \*\*each cabin with 2 rooms each

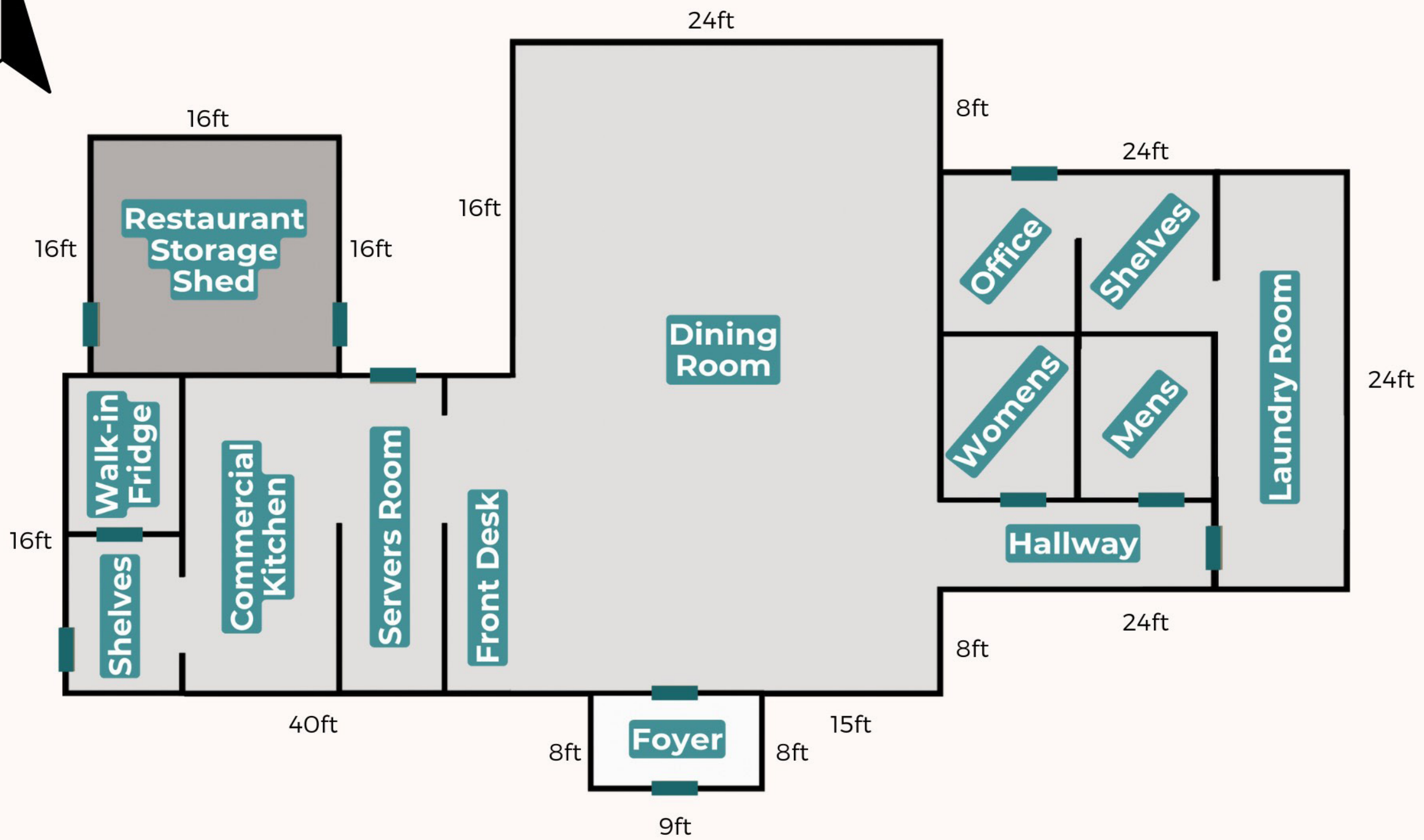


\*\* Rooms 8 & 9 are a slightly different layout with just 1 bed each





# Restaurant Building with Laundry Room











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