

Eagle Rock Resort

8590 HWY 410
Naches, WA 98937



**Dedicated
Realty**



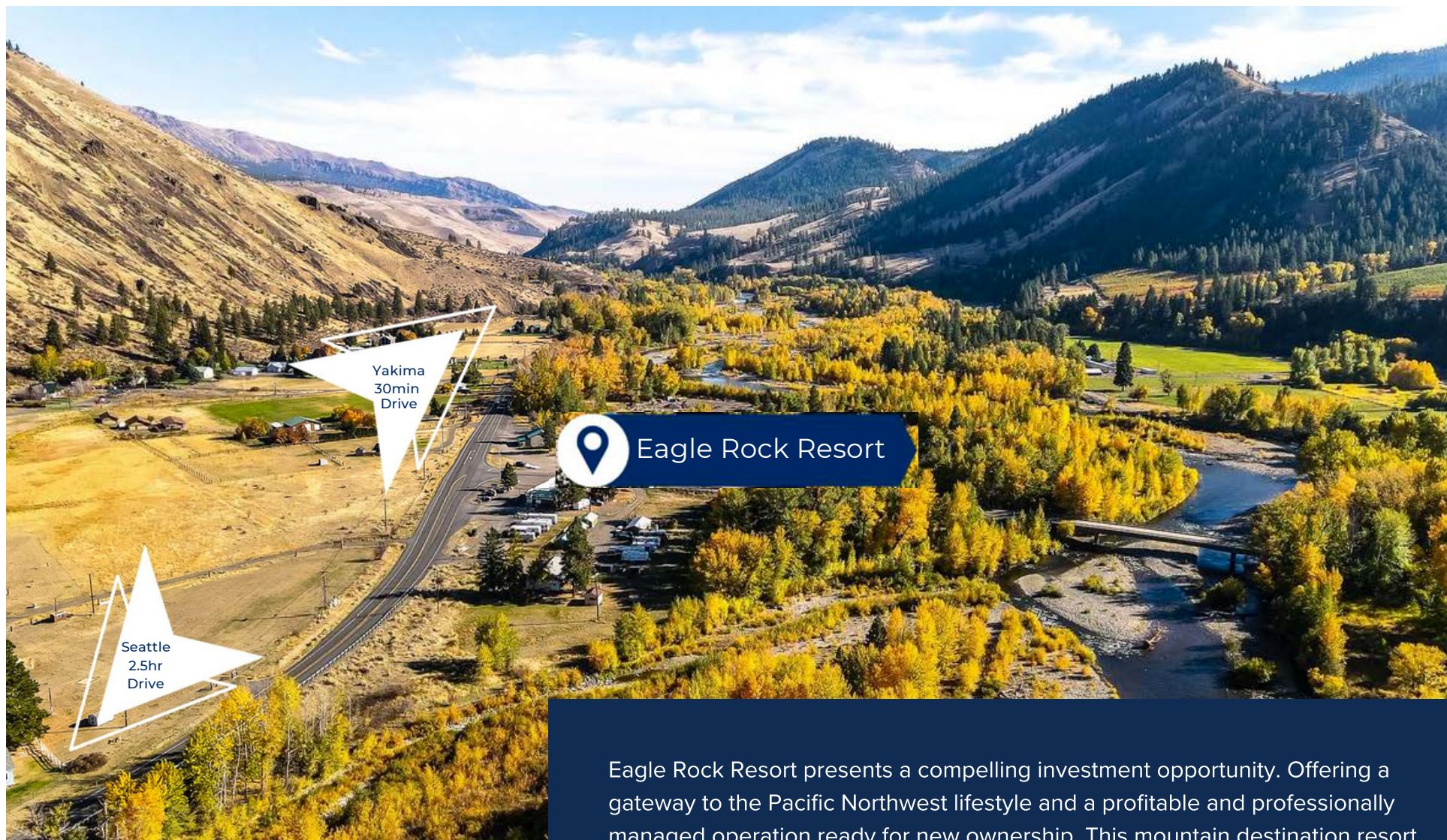


*Income-producing investment property
with multiple profit streams*

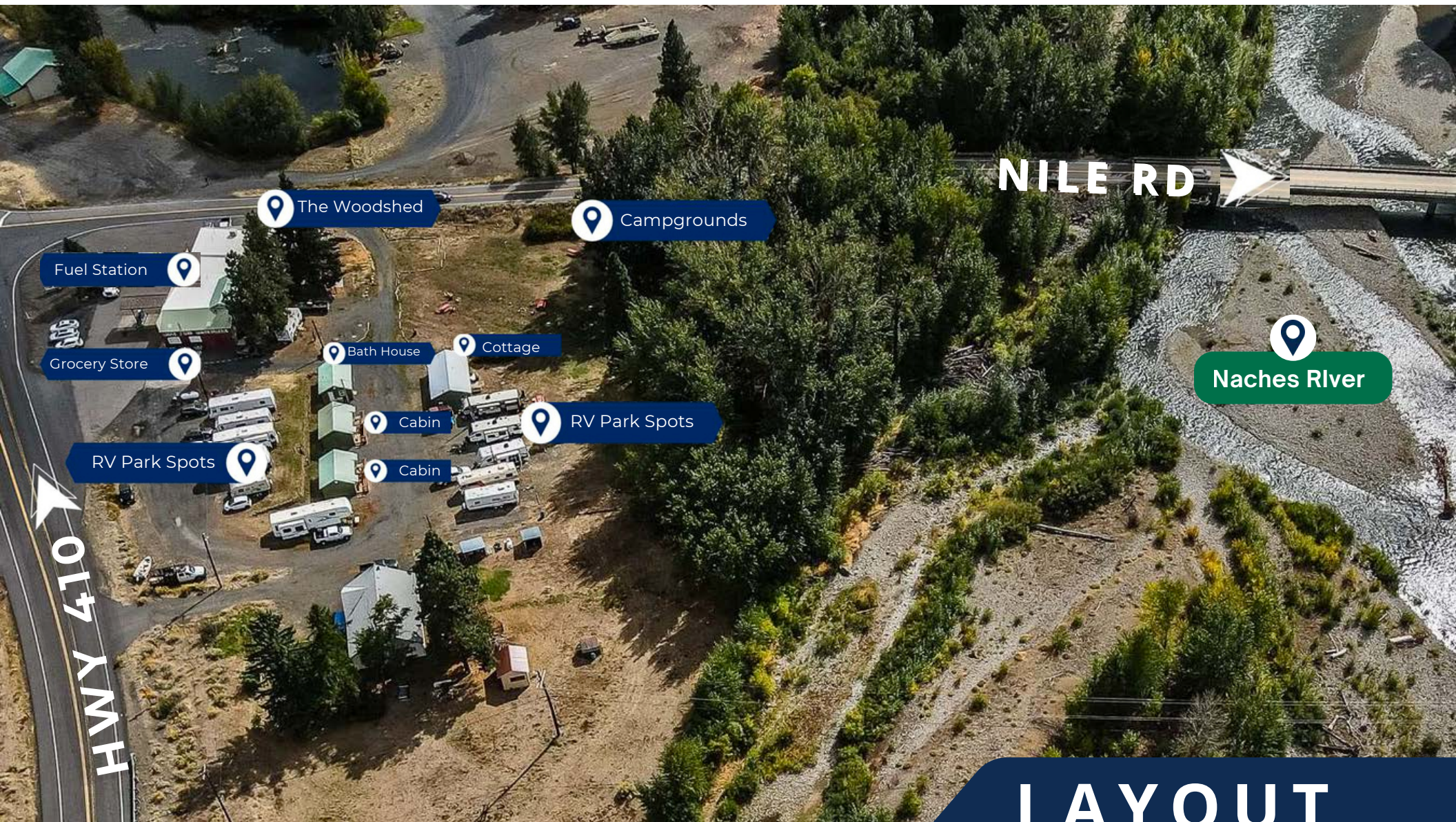
Listed by Phil Simpson
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Eagle Rock Resort presents a compelling investment opportunity. Offering a gateway to the Pacific Northwest lifestyle and a profitable and professionally managed operation ready for new ownership. This mountain destination resort offers a mix of commercial, recreational, and residential assets and six revenue streams. Whether you're an investor, an entrepreneur, or looking for a lifestyle change, this property checks all the boxes.



LAYOUT

EXECUTIVE OVERVIEW



Prime Highway Location



Diverse Revenue Streams



13 RV Rental Spaces



Neighborhood Grocery Store



Cabin Rentals + House Rental



4-Pump Gas Station



Price -	\$1,399,900
Year Built -	1940
Buildings -	4
Floors -	1
Total Sq Ft -	6,068
Parking-	± 15
Acreage -	3.73
Fuel Pumps -	4

Information provided with no warranties expressed or implied as to accuracy.

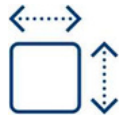
Eagle Rock Grocery



Details



Roughly
2,640 SqFt



Full
Service
Grocery Store



Go-To Mercantile
Store for Local
Residents

A full-service grocery store stocked with all the essentials: fresh produce, dairy, snacks, ice cream, camping and emergency supplies.

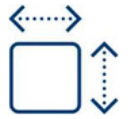
Gas Station



Details



Roughly
2,640 SqFt



Full Service
Grocery Store



Go-To Mercantile
Store for Local
Residents



4 Pumps

A fully operational gas station in a high-traffic location serving locals, tourists, and your RV guests.

Details



2,500± sq Ft



Indoor/Outdoor
Seating



Completely
Remodded
“Historic”
Destination
and Meeting
Place



The Woodshed Restaurant

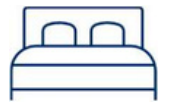
Established restaurant with a loyal local following run by a long-term tenant.



Details



Two 384 Sq Ft
"duplexes"
(4 total units at
192 Sq Ft per unit)



2 Bedroom
Cottage with
760 Sq Ft &
a $\frac{3}{4}$ bathroom.



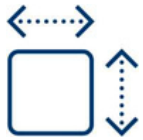
Restroom &
Shower Facilites

Cottage is perfect for owner use or as a premium rental

Details



Scenic Tent
Camping
Spots Right by
the River



Conveniently
Located for
Outdoor
Adventure



Access to
Bathroom &
Shower
Facilities



Riverside Tent Camping

Perfect for nature lovers seeking affordable outdoor stays.

RV Park



Details



13 RV Spaces



Full Hookups
& Wifi for
Residents



Prime
Riverfront
Access Close to
Town



Access to
Bathroom &
Shower
Facilities

Consistently booked with repeat customers who enjoy the mountain location.

IMPROVEMENT SUMMARY

Restaurant Reopening	Equipment / Inventory / Furniture	\$45,000
	AC Upgrade	\$10,000
	Restaurant Hall & Bathroom Updates	\$15,000
	New Lounge Tables	\$1,000
	Floor Upgrades	\$12,000
Cabins & Cottage Improvements	Exterior Paint	\$15,000
	Full Cottage Remodel	\$25,000
	Cabins Remodel w/ Furniture	\$50,000
	Bathroom / Laundry / Storage Room Remodel	
Exterior Improvements	4 Fuel Dispensers	\$100,000
	Septic Upgrades	\$100,000
	Exterior Fascia Repair	\$15,000
	Exterior Solar Lights / Sign / Electrical	\$7,000
	RV Water Pressure & Repiping	\$8,000
Store Improvements	Equipment / POS / Refridgeration	\$23,000
	Refrigeration Upgrades	\$15,000

**ESTIMATED TOTAL
OF SELLER
IMPROVEMENTS
SINCE 2021:
\$440,000**

*All numbers are estimated to
the best of owners ability.
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expressed or implied as to accuracy.

FINANCIAL OVERVIEW

INCOME SUMMARY - EAGLE ROCK RESORT

	2022	2023	2024	Proformance
Misc Income	\$943.06	\$1,379.72	\$2,251.50	\$2,800.00
Tent and RV Rental Income - overnight	\$23,780.32	\$41,295.90	\$35,571.42	\$55,000.00
RV Rental Income - long term plus Cottage	\$39,177.75	\$48,103.01	\$65,448.38	\$86,000.00
Restauraunt Rental Income	\$0.00	\$6,500.00	\$10,706.99	\$13,000.00
Total Store Sales	\$814,710.14	\$863,857.00	\$875,115.13	\$950,242.00
Total Sales Total Cost of	\$878,611.27	\$961,135.63	\$989,093.42	\$1,107,042.00
Goods Sold Gross Profit	\$536,011.76	\$639,625.00	\$601,283.66	\$671,606.25
Total Expenses	\$342,599.51	\$321,510.63	\$387,809.76	\$435,435.75
	\$229,077.82 *	\$342,285.95 *	\$372,681.67	\$302,841.42
	\$113,521.69			
NET Operating Income		-\$20,775.32	\$15,128.09	\$132,594.33

* - Total Expenses do not include expenses for The Woodshed restaurant and/or capital or one time expenses.

Proformance Cap Rate

9.15%

Turnkey Operation With Room To Grow



Location Advantage:

Located in the heart of Washington's adventure country, this resort is the gateway to outdoor recreation: fishing, hiking, off-roading, and more.

Business Benefits

Diversified revenue and clientele minimize seasonal risk
Highway visibility with consistent traffic brings new customers
Well-maintained infrastructure with expansion potential

Expansion Options

Add more cabins, develop event facilities, or expand camping areas. The possibilities match your ambition.



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Area Overview



Naches: Washington's Hidden Gem

Naches offers the authentic Pacific Northwest experience. Growing tourism, year-round outdoor recreation, and strong rental demand make this a unique opportunity for the right owner-operator.

The area benefits from stable agricultural employment, growing tourism, and relatively affordable living costs compared to Western Washington. The combination of the essential services economy and tourism growth creates a stable foundation for hospitality businesses.

Yakima County Tourism

Tourism is the fastest-growing segment of the Yakima economy. In 2024, visitors generated \$411 million in spending (up 3.6% over 2023) and nearly \$53 million in state and local taxes.



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