

1074 BANKS LOWMAN RD, GARDEN VALLEY, ID 83622

RETREAT CENTER FOR SALE



RYAN BRODIEN | ryan@markbottles.com

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PROPERTY DESCRIPTION

Don't miss this opportunity to be a part of the serenity and beauty at River Canyon Retreat Center in Garden Valley, Idaho! This turn key business opportunity offers beautiful views and access to many outdoor opportunities and is located within 1 hour of the Treasure Valley. The property is great for church retreats, family reunions, and many other occasions. The property has increased its income year over year but still has plenty of upside with additional improvements. The current caretakers are open to staying on as well and working with the future owners.

OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	8.95 Acres
Building Size:	29,000 SF
Current Rental Rate:	See Website
Website included in sale:	www.rcretreat.com

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	23	407	1,714
Total Population	43	670	2,258
Average HH Income	\$62,352	\$55,407	\$43,841

PROPERTY HIGHLIGHTS

- Sleeping for 88 people
- Full-size Gymnasium with bleachers (can accommodate 300 people)
- Meeting rooms
- Full commercial kitchen
- Storage facilities
- RV Parking
- Full-size basketball court in gym
- Rock climbing wall in gym
- Zipline with platform
- Pond
- Above ground pool
- Game room includes ping pong table, pool table and air hockey
- All furniture, laundry and kitchen equipment
- Kitchen and cleaning supplies
- Property has two wells; domestic well (180 ft deep) at 50 gpm and irrigation well (280 ft deep) at 25 gpm
- Groundskeeping equipment: Skid steer, kubota, 4x4 vehicle, golf cart, mower, scissor lift, general equipment

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Family and Corporate Retreat Center Property For Sale

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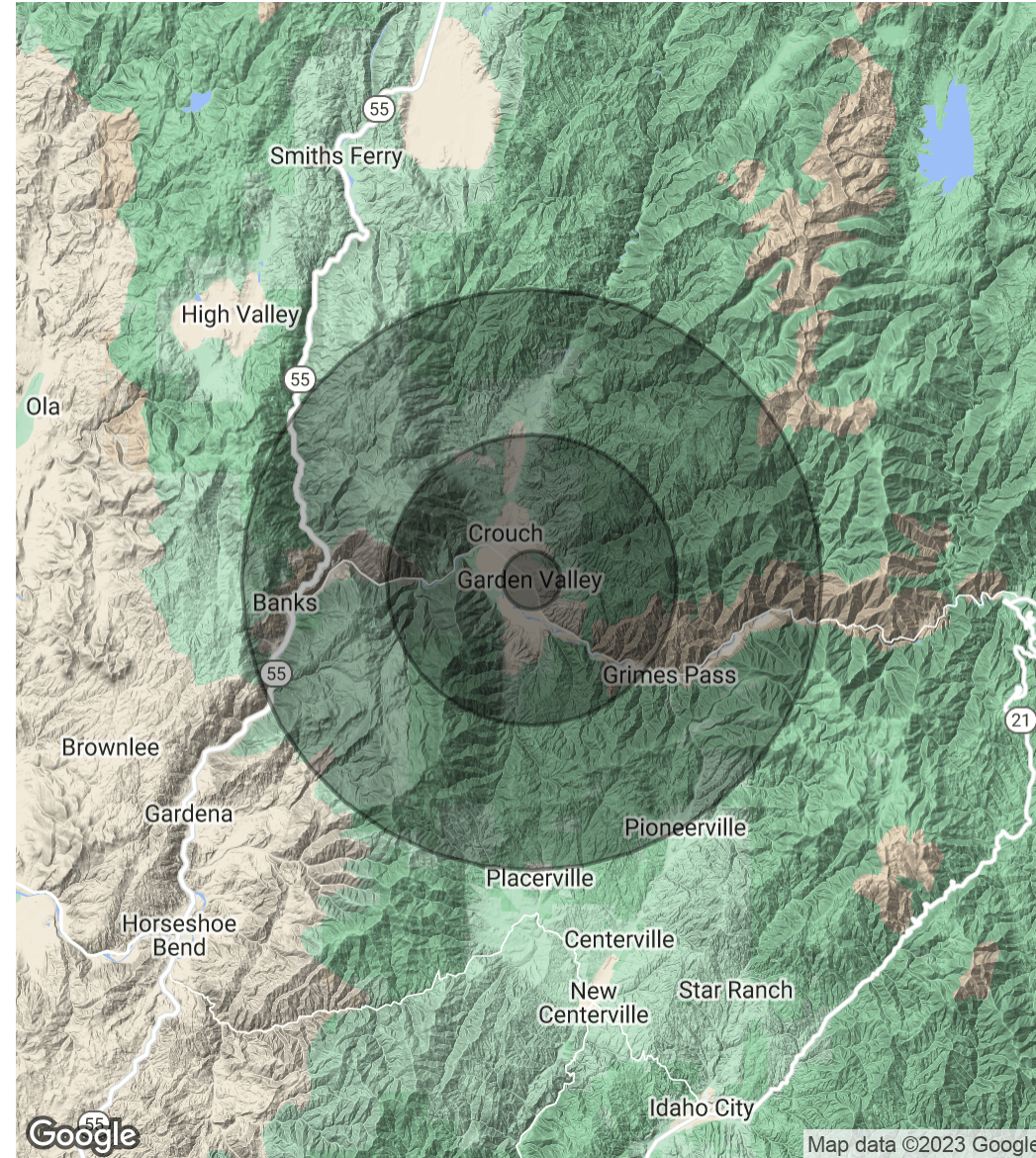
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43	670	2,258
Average Age	50.6	51.4	54.0
Average Age (Male)	49.6	50.8	53.8
Average Age (Female)	51.0	51.7	54.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	23	407	1,714
# of Persons per HH	1.9	1.6	1.3
Average HH Income	\$62,352	\$55,407	\$43,841
Average House Value	\$296,104	\$299,025	\$297,356

* Demographic data derived from 2020 ACS - US Census



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ACCOMMODATIONS FOR UP TO 88 GUESTS

Main Gymnasium Building:

- 3 Dorm Rooms (Sleep 15 each)

- 2 Motel-Style Rooms (Sleep 6-9 each)

Lodge:

- 2 Bedroom Apartment

- Studio Apartment

Office/Apartments:

- 5 Bedrooms (Sleep 2-6 each)

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4,730 SF

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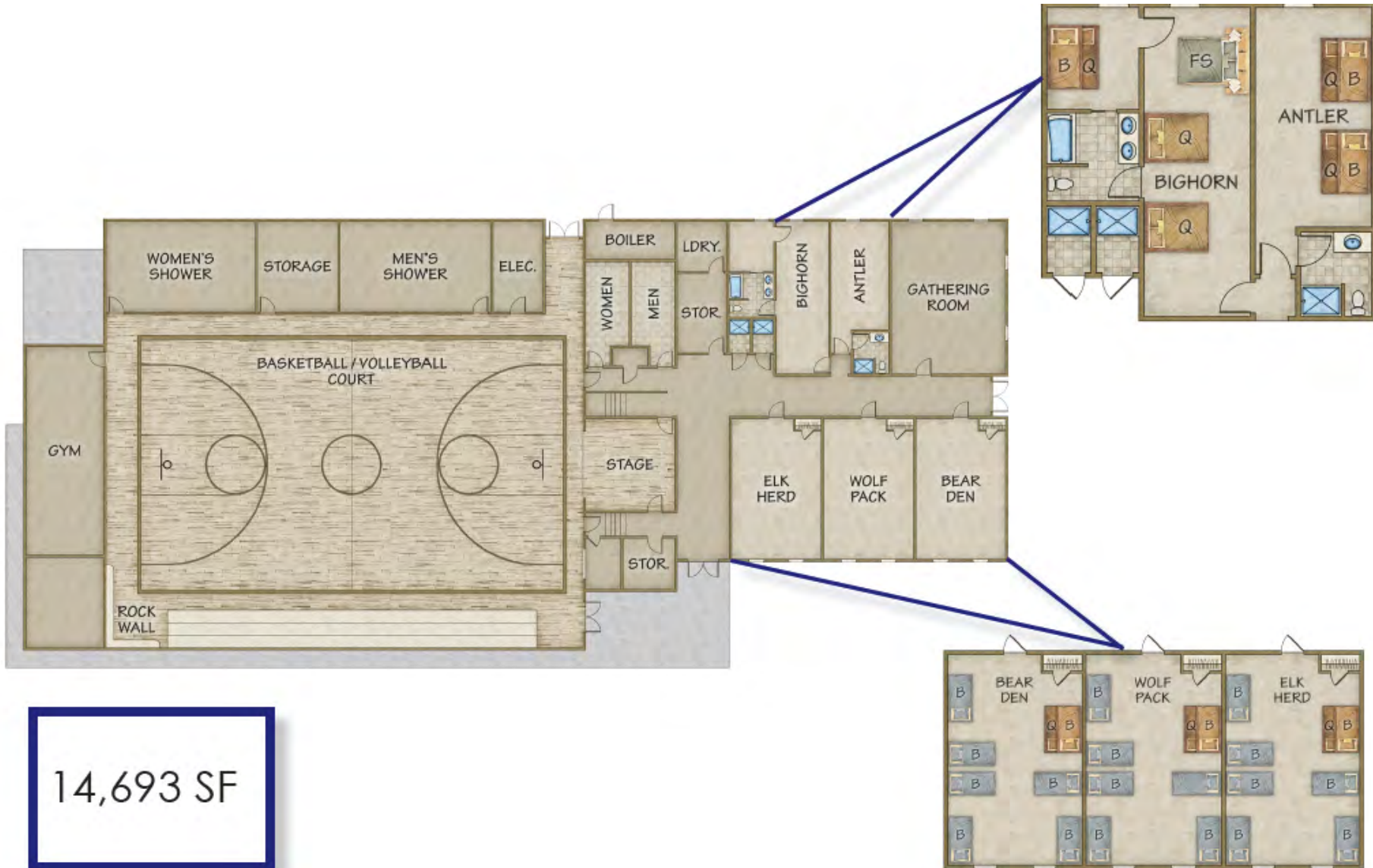


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14,693 SF

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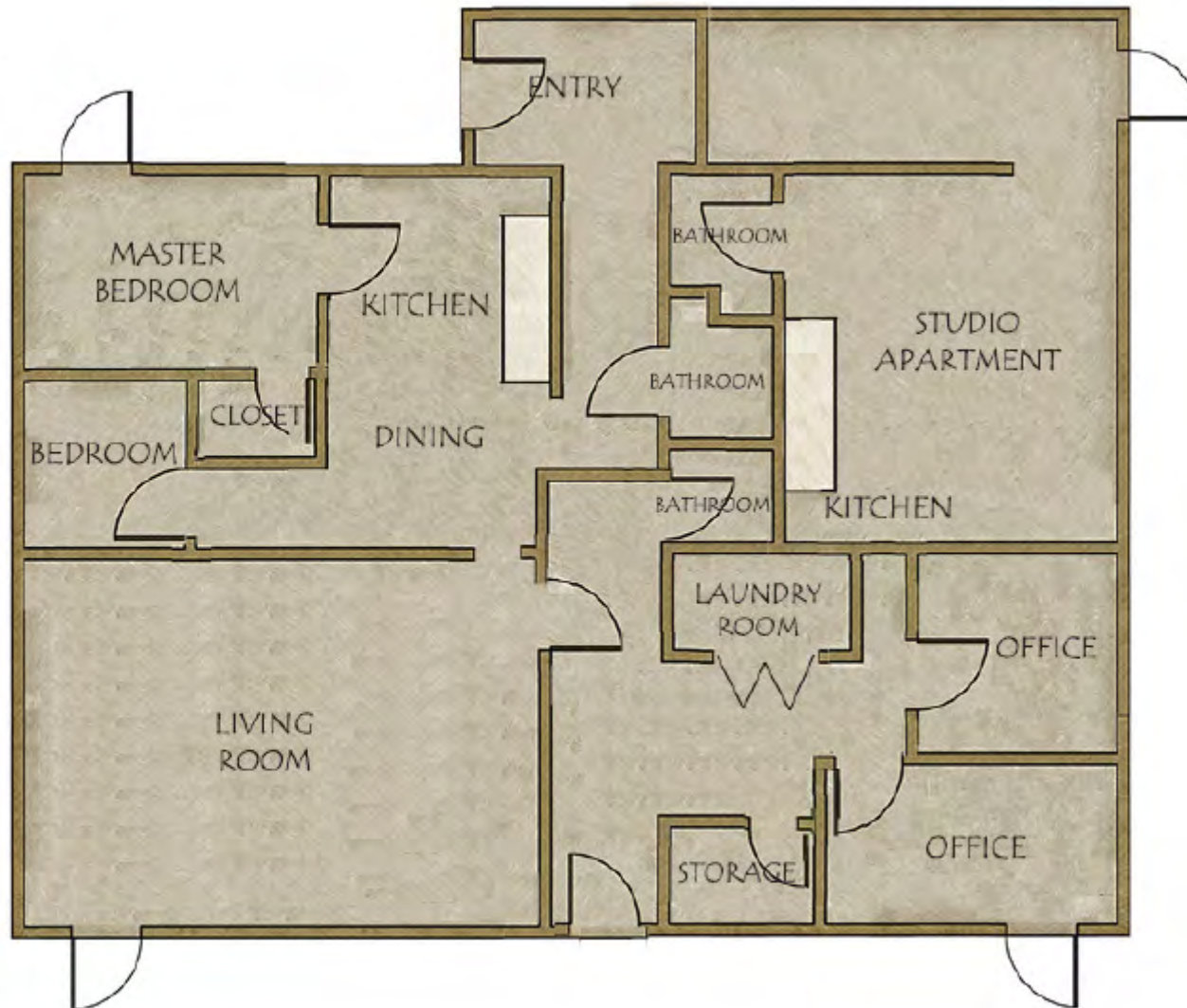


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3,752 SF

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