

12/29/2025 9:42AM



Agent Full

Comm/Industrial

\$550,000 2240 gross sqft**53943 HIGHWAY 86 HWY Halfway, OR 97834****Status:** Active Related**DOM:** 326**ML#** [778688014](#)**Acres:** 0.79**List Date:** 2/6/2025**MLS#:** 653497085**Year****Built:** 1955/ Updated/Remodeled**Unit #:****XST/Dir:** West on HWY 86 17 miles past halfway

Show: 24 Hour Notice, Appointment Only, Call Seller's Agent, Email Seller's Agent, Lockbox, Text Seller's Agent
Offer/Nego: Call Seller's Agent

AG: Marlo Thomas**AG Ph:** [509-948-9987](tel:509-948-9987)**AG Cell/Text:** [509-948-9987](tel:509-948-9987)**CoAgent:** Suzi Smith**CoPh:** [775-233-7242](tel:775-233-7242)

Private: White boundary lines are for reference only. Buyers need to be Pre-Approved or show proof of funds before showings. Owners agree to train for a mutually agreed term. Transfer of applicable licenses to be with an attorney outside of escrow. Since 2021 this profitable restaurant has been open 4 days a week, 8 months out of the year. Financials available to qualified Buyers. Owners do not advertise but are an extremely popular destination for the locals, rafters, fisherman, boaters, campers, hunters and everyone traveling on HWY 86. Lock box on the out buildings front door. Check out this link <https://youtu.be/7Cs7AyUvqqw>

Last Updated: 12/15/2025 6:45:43 AM

Public: Amazing turnkey, multiple business opportunity! Newly remodeled 2241 sq ft restaurant with amazing outdoor, pet friendly, large seating area with stage and lawn. Property also includes brand newly remodeled 2 bed 2 bath 924 sq ft home or rental. This property is nestled in beautiful Hells Canyon Country. With Pine Creek running along side on its way to the Snake River, Queens Head peak proudly displayed over looking the property to the south, the large old growth Silver Maples and prolific Trees of Heaven shading the majority of the property, make the summers in Hells Canyon feel like a dream in this Oasis! This restaurant's warm, fun atmosphere and widely agreed, excellent food, has been catering to tourists and locals alike since 2021. On the road to famed Hells Canyon, that carries thousands of hikers, bikers, fisherfolk, campers, hunters, rafters, sightseers and all-around adventuring types each year, it's a unique and amazing rotating door of customers. Peppered with the down home, loyal local following, this opportunity is not to be missed! With the sale including all equipment, fixtures and business branding, it truly can be a seamless transition into a new and beautiful life for you!! Contact your agent and start living the life you can have, now! Check out this link <https://youtu.be/7Cs7AyUvqqw>

Last Updated: 12/16/2025 5:37:39 PM

Property Details:

| | | | |
|---|---|---|---|
| Property Type: Business opportunity | Legal: 07S4820BB TL #1100 | Lot Size: 20,000 SqFt to .99 Acres | Current Use: Bar, Food Service, Restaurant |
| County: Baker | Tax ID: 12311 | Lot Dimensions: Irregular | Open House: |
| Area: 467 | List Type: Exclusive Right to Sell | Lot SqFt: 34412 | Upcoming Open House: |
| Zoning: RSA | Limited Representation: No | Road Frontage: 194 | Broker Tour: |
| #Stry/Bldg: 1/2 | Opportunity Zone: No | Road Surface: Gravel, Paved | Upcoming Broker Tour: |
| Ceiling Ht/Ft: | CC&R: No | Sale Inc: Building, Business, Equipment | PDF Doc(s): 6 |
| Gross SqFt: 2240 | View: Creek/Stream, Mountain(s), Trees/Woods | Parking: 20 / Off Street, On Site | |
| Office SqFt: | Waterfront: Creek | Construction: Metal Frame, Metal Siding | |
| Whse SqFt: | Body Water: Pine Creek | Truck Door: / None | |
| Mfg SqFt: | | Roof: Metal | |
| Internet: Yes | | Occupancy: Other | |
| Address: Yes | | Loading: | |
| No Blog: No | | Features: One Level, Accessible Entrance, Fenced, Ground Level, Outside Lighting, Sign | |
| No AVM: No | | Equipment: Fixtures, Furniture, Security System, Smoke Detector, Sprinkler | |
| | | Unreinforced Masonry Building: | |

Utilities:

| | | |
|----------------------------------|---------------------------|----------------------|
| Cool: Evaporative Cooling | Heat: Other | Fuel: Propane |
| Water: Shared Well | Sewer: Septic Tank | Volts: |
| | | Amps: |

Business and Lease Information:

| | | | |
|--|------------------------------------|-----------------------------------|-----------------------|
| Restrictions: | Business Name: Hells Canyon | Year Estab: 2020 | Inventory: Yes |
| Actual Gross Income: \$0 | Inn | Actual Oper. Expenses: \$0 | Lease Deposit: |
| Proj. Gross Income: | Actual Net Income: \$0 | Proj. Oper. Expenses: | |
| Lease Expire: | Proj. Net Income: | Lease Amount: | |
| | Lease Equip | | |
| Lease Type: None | | | |
| Terms: Cash, Conventional, Other | | | |
| Assumable Interest Rate: | | | |
| Assumable Remaining Months Ending: | | | |
| Doc Available: Aerial Photo, Profit & Loss Statement, Plot - Plat Map | | | |

Financial:

| | | | |
|---|----------------------------|-------------------------|--------------------------|
| Property Tax/Yr: \$1,272.99 / 2024 | Spcl Asmt Balance: | Tax Deferral: No | Short Sale: No |
| Escrow Pref: AmeriTitle | 3rd Party Trans: No | | \$ Pre-Approv: No |
| Bank Owned/Real Estate Owned: No | | | |

Broker/Agent Data:

Agent: Marlo Thomas Agent Lic: 201252177 Agent Ph: [509-948-9987](tel:509-948-9987) Agent Cell: [509-948-9987](tel:509-948-9987) SAID: THOMASLO
Email(s) Agent: marlo@redleafrealty.com
CoAgent: Suzi Smith CoSAID: SMITHSUE CoBRCD: 9RLR01 CoPh: [775-233-7242](tel:775-233-7242)
CoAgent Email: suzi@redleafrealty.com
Office: Red Leaf Realty Office Lic: 201255728 Office Ph: [775-233-7242](tel:775-233-7242) Agent Ext: Fax:
BRCD: 9RLR01 Owner Perm. Resid: Yes FIRPTA: No
Owner(s): DRAPER, JOHN T, & DONNA L Owner Phone:
Tran: 12/23/2025 Exp: 2/28/2026
Poss: Close Of Escrow

Comparable Information:

Original Price: \$625,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.