



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

12/29/2025 9:42AM

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
County: Baker
Area: 467
Zoning: RSA
#Stry/Bldg: 1/2
Ceiling Ht/Ft:
Gross SqFt: 2240
Office SqFt:
Whse SqFt:
Mfg SqFt:
Internet: Yes
Address: Yes
No Blog: No
No AVM: No

Legal: 07S4820BB TL #1100
Tax ID: 12311
List Type: Exclusive Right to Sell
Limited Representation: No
Opportunity Zone: No
CC&R: No
View: Creek/Stream, Mountain(s), Trees/Woods
Waterfront: Creek
Body Water: Pine Creek
Lot Size: 20,000 SqFt to .99 Acres
Lot Dimensions: Irregular
Lot SqFt: 34412
Road Frontage: 194
Road Surface: Gravel, Paved
Sale Inc: Building, Business, Equipment
Parking: 20 / Off Street, On Site
Construction: Metal Frame, Metal Siding
Truck Door: / None
Roof: Metal
Occupancy: Other
Loading:
Features: One Level, Accessible Entrance, Fenced, Ground Level, Outside Lighting, Sign
Equipment: Fixtures, Furniture, Security System, Smoke Detector, Sprinkler
Unreinforced Masonry
Building:

Current Use: Bar, Food Service, Restaurant
Open House:
Upcoming Open House:
Broker Tour:
Upcoming Broker Tour:
PDF Doc(s): 6

Utilities:

Cool: Evaporative Cooling
Water: Shared Well

Heat: Other
Sewer: Septic Tank

Fuel: Propane
Volts:
Amps:

Business and Lease Information:

Restrictions:
Actual Gross Income: \$0
Proj. Gross Income:
Lease Expire:

Business Name: Hells Canyon Inn
Actual Net Income: \$0
Proj. Net Income:
Lease Equip:

Year Estab: 2020
Actual Oper. Expenses: \$0
Proj. Oper. Expenses:
Lease Amount:

Inventory: Yes
Lease Deposit:

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:
3rd Party Trans: No

Tax Deferral: No

Short Sale: 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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