

55 LOWER STANLEY RD Stanley, ID

Hotel, Residential, & Retail

FOR SALE



LOCATION INFORMATION

STREET ADDRESS	55 Lower Stanley Rd
CITY, STATE, ZIP	Stanley, ID 83278
COUNTY	Custer
PRICE	\$2,900,000

PROPERTY HIGHLIGHTS

- 9 room hotel on the Salmon River
- ±2,000 SF Commercial building on ±0.231 Acres; currently vacated
- ±5,000 SF Residential on ±0.231 Acres; currently vacated
- Land is ±0.46 Acres
- Unstoppable views upriver to the Sawtooth Salmon and Steelhead migration path
- Profitable business
- Gas pumps and tanks removed; DEQ Inspected
- ±192 ft. of Salmon River frontage
- No scenic easement on this property
- Unobstructed views
- Housing for employees with 9 rooms, and the house could be used for housing employees as well
- Sawtooth Wilderness, Boulder White Cloud Wilderness, Frank Church Wilderness
- Headwaters of the Salmon River

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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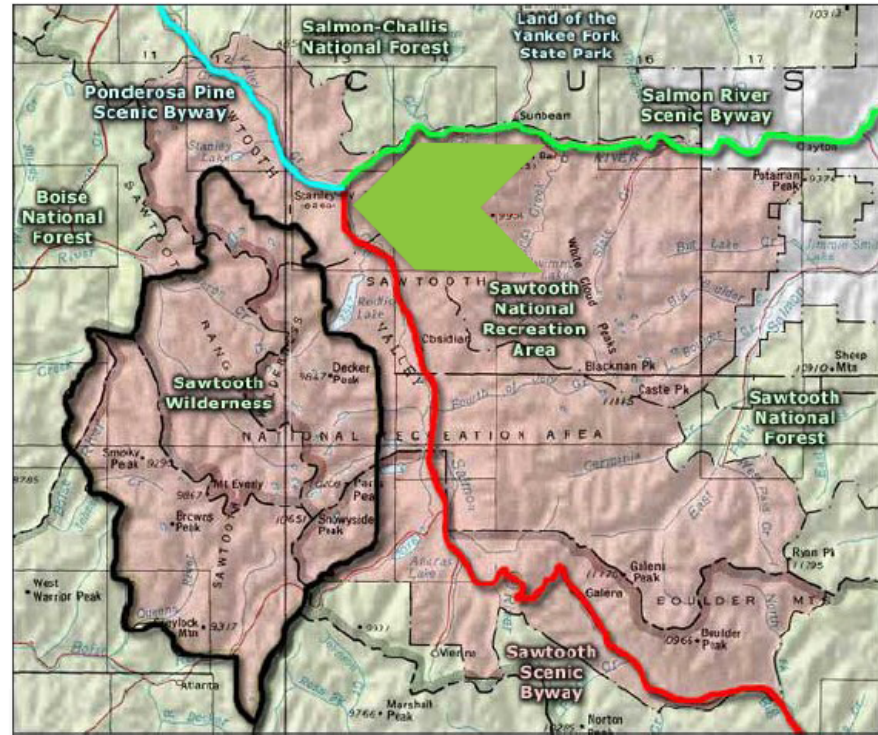
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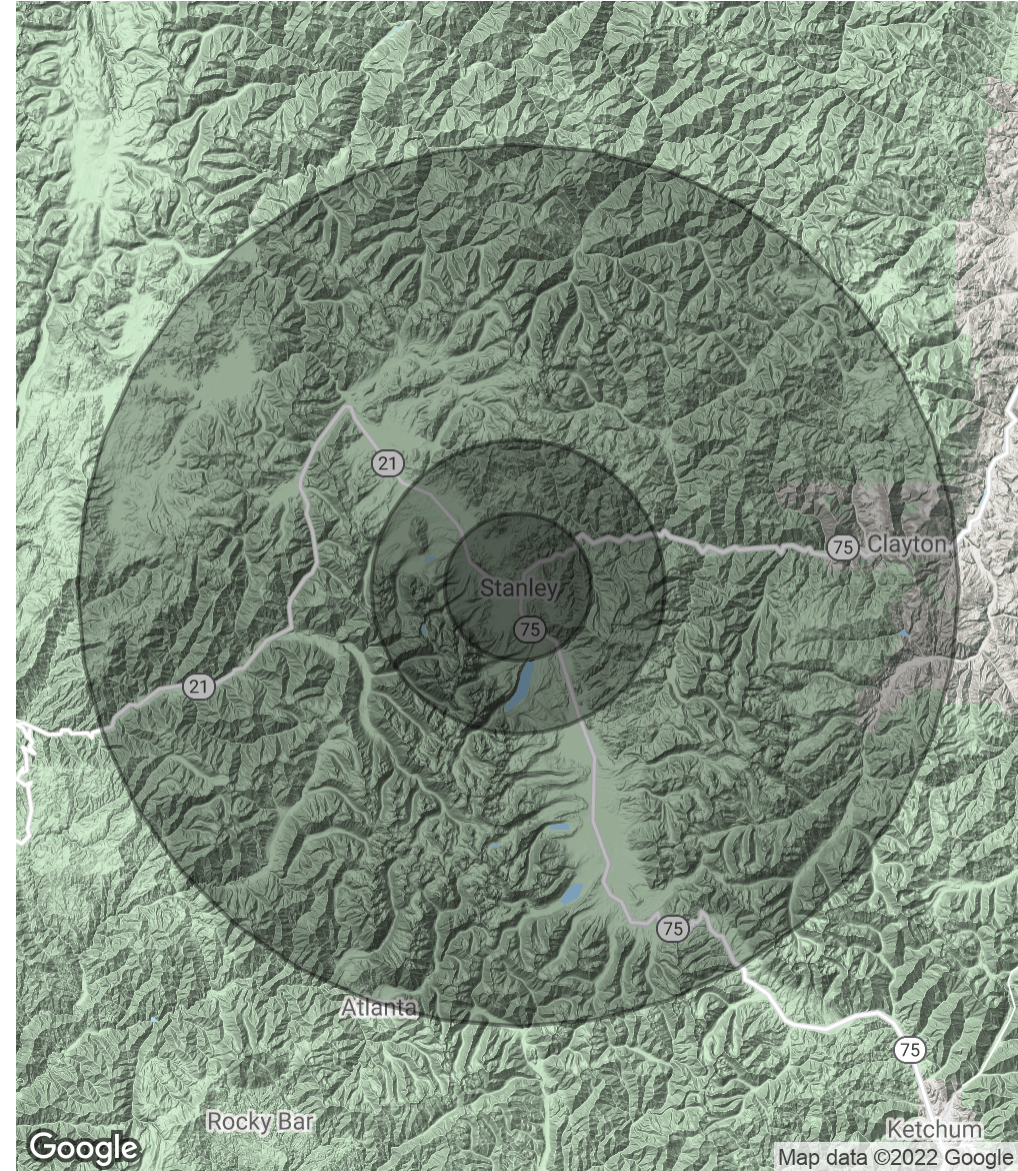
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POPULATION	5 MILES	10 MILES	30 MILES
TOTAL POPULATION	68	140	510
AVERAGE AGE	54.2	54.5	55

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	55	73	271
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$72,402	\$73,076	\$75,031

* Demographic data derived from 2010 US Census



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