

LEGACY RESTAURANT & REAL ESTATE FOR SALE

9738 HIGHWAY 55
SMITHS FERRY, ID



CALL FOR OFFERS



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RALLENS REALTY
CONSULTANTS



INTRODUCTION

Few Idaho establishments are more iconic than the Cougar Mountain Lodge. Nestled into an idyllic setting along the Payette River and Highway 55, Cougar Mountain Lodge is conveniently en route to Cascade and McCall, two of Idaho's most popular mountain destinations. The full-service restaurant and convenience store are a popular stop for thousands of tourists and recreationists year-round.

Originally built in 1938, Cougar Mountain Lodge has served hungry road-trippers, outdoor adventurers, and nearby residents for generations. Owners Patrick and Stacy Willis purchased the business in 2017 and have since reinvented the historic establishment. Their revamped menu features some of the best American fare in Valley County. The new bar offers six rotating beers on tap. The convenience store now features an assortment of locally-sourced goods.

It's a landmark on your drive to Cascade or McCall. It's the place where you stop for lunch, stock up on snacks, or celebrate your river rafting adventure. Now, it could be yours!

Contact Ben Fulcher or Eric Guanell for more information.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BEN FULCHER

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ERIC GUANELL, CCIM

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FOR SALE



PROPERTY INFORMATION

PRICE	\$875,000
PROPERTY TYPE	Restaurant, Lodging, C-Store
ADDRESS	9738 Highway 55 Cascade, ID
PARCEL SIZE	±2.31 Acres
ZONING	Valley County - Multiple Use
LODGE BUILDING SIZE	±5,000 SF
BARN SIZE	±2,000 SF

HIGHLIGHTS

Restaurant Features

- Full kitchen with hood venting & grease trap
- Seating for up to 68 guests
- ±450 SF outdoor deck seating
- Bar counter with six rotating taps

C-Store Features

- Sales counter and coolers
- Showroom floor with displayed inventory
- Men's and women's restrooms

Lodging Features

- Seven individual rooms
- Four bathrooms with showers

Lot Features

- Over 800 ft of frontage on the Payette River
- Over 900 ft of frontage on Highway 55

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CALL FOR OFFERS - TERMS

- All offers due on or before
April 22, 2026
- Seller will review all offers received and reserves the right to accept, reject, or negotiate any offer.
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer.
- Seller will consider all terms.
- **Submit all offers!**

- **BEST AND FINAL:**
Seller reserves the right to issue a “best and final” round of offers to the top bidders should there be tight competition between offers. This notification, if needed, will be done in writing to all bidders with clear terms of submittal.
- **PLEASE DO NOT DISTURB TENANTS!**
- **CONTACT AGENTS TO SCHEDULE TOUR.**
- **FOR ANY QUESTIONS:**
Please contact Ben Fulcher or Eric Guanell.

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PAYETTE RIVER



SMITHS FERRY DRIVE

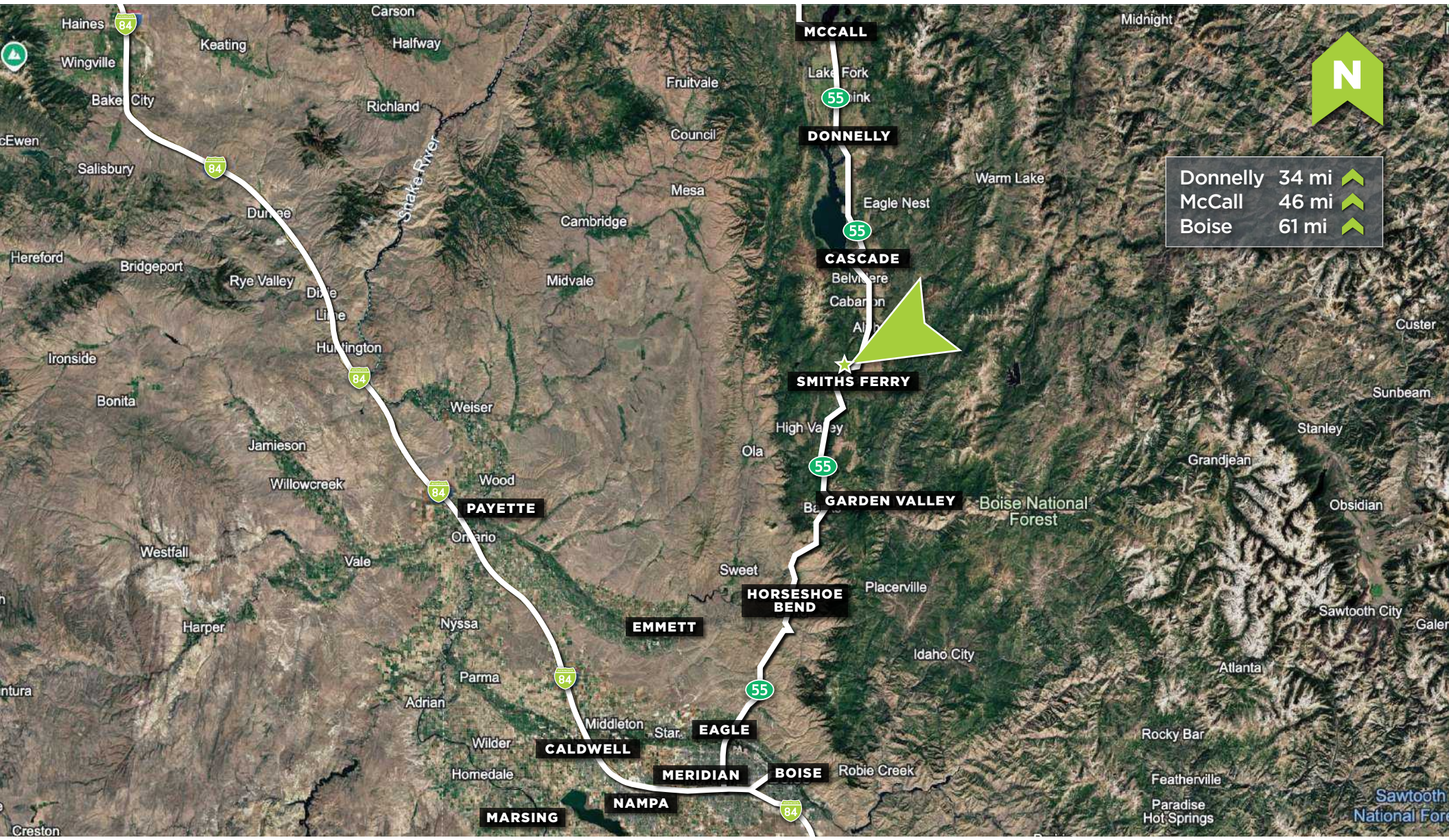


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WHY IDAHO?

#1 Least Regulated State

Mercatus Center at
George Mason University

#1 State for Creditworthiness

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

U.S. News & World Report

#3 State in 2021 U.S. States By GDP And Which States Have Experienced The Biggest Growth

Forbes

#1 State for in Lowest Annual Tax Revenue Decline

Pew Trusts

#1 State in Year Over Year Growth

Pew Trusts

#1 for Economy & #2 for Business Friendliness

CNBC

#4 Best State for Pandemic Response

Politico

Top 10 Lowest Unemployment Rate Among States

Bureau of Labor Statistics

Top 10 State for Overall Freedom

Cato Institute

#1 State for Entrepreneurs

AdvisorSmith

5th Best Economy

WalletHub

5th Best Place to Start a Business

WalletHub

6th Most Independent State

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

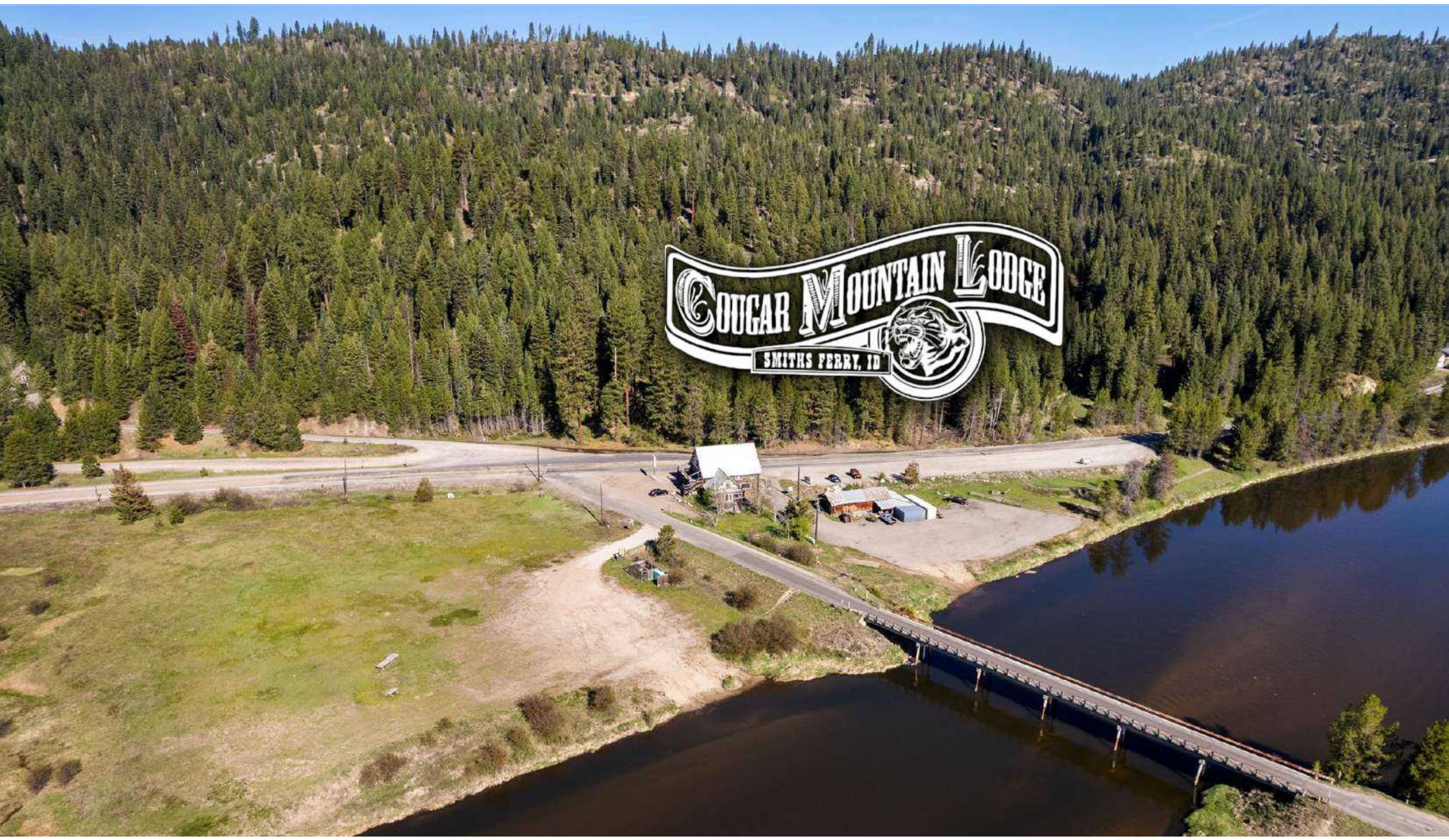
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