

Cedar RV Park and Campground

4404 North Highway 31, Lone, WA 99139

FOR SALE

Offered at \$703,000

Located on 4.4 acres, with room to expand, just off Highway 31 near the Pend Oreille river in Lone, WA. Cedar RV Park and Campground is the perfect year round base camp for all of your outdoor activities in Pend Oreille County.

RV sites are on concrete slabs (10) or grass and include 50, 30 and 20 amp power, picnic table, frost free hydrant, sewer, cable TV hook up and WiFi access. Park also includes the only dump station and truck/car wash in the area. The car was built in 2009 and comes with Jim Coleman Power Wash equipment. Shower house built in 2007, laundry facilities, campground area, 2 fully furnished guest cabins, RV store and 40x40 gift shop. Park has city water and sewer and nice 1,080 sf, 2 bd, 1 ba with basement owners quarters, 2 sheds and a 3,600 sf shop with 2 roll up doors. Personal property used in the operation of the business included. Great upsides in Rents, Fees and Gift shop.

The lone area also boasts hundreds of miles of hiking, biking and four wheeling trails, fishing, water skiing, wake boarding and jet skiing on the river and much more! In the winter 49° Degrees North ski area is only about a half hour away and the Colville National Forest provides unparalleled snowmobiling and cross country skiing. Just minutes from the Canadian border.



Email: wburton@cbcsr.com

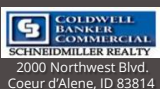
Website: wkburton.com

Direct: (208) 661-9787

Office: (208) 765-4300

Fax: (208) 493-4594

Office Fax: (208) 765-9150



All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Cedar RV Park and Campground

4404 North Highway 31, Lone, WA 99139



WAYNE BURTON

Email: wburton@cbsr.com

Website: wkburton.com

Direct: (208) 661-9787

Office: (208) 765-4300

Fax: (208) 493-4594

Office Fax: (208) 765-9150

COLDWELL BANKER COMMERCIAL
SCHNEIDMILLER REALTY
2000 Northwest Blvd.
Coeur d'Alene, ID 83814

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Cedar RV Park and Campground

4404 North Highway 31, Lone, WA 99139



WAYNE BURTON

Email: wburton@cbsr.com
Website: wkburton.com

Direct: (208) 661-9787
Office: (208) 765-4300

Fax: (208) 493-4594
Office Fax: (208) 765-9150

COLDWELL BANKER
SCHNEIDMILLER REALTY
2000 Northwest Blvd.
Coeur d'Alene, ID 83814

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Cedar RV Park and Campground

4404 North Highway 31, Lone, WA 99139



Email: wburton@cbsr.com

Website: wkburton.com

Direct: (208) 661-9787

Office: (208) 765-4300

Fax: (208) 493-4594

Office Fax: (208) 765-9150



All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.