

# Eagle Rock Resort

8590 HWY 410  
Naches, WA 98937



**Dedicated  
Realty**







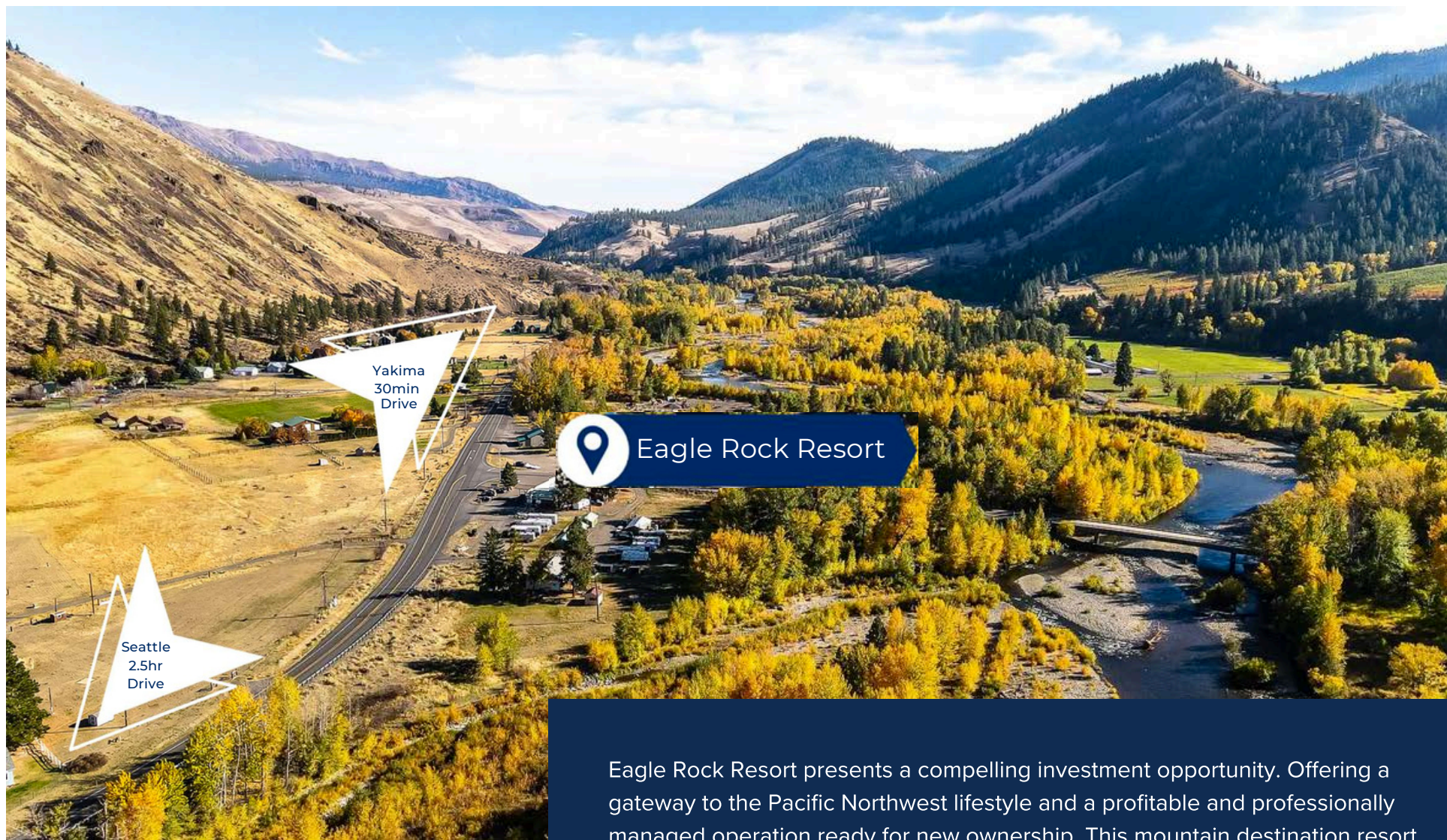
*Income-producing investment property  
with multiple profit streams*

Listed by Phil Simpson  
**Designated Broker, Realtor®**

 509-654-8086

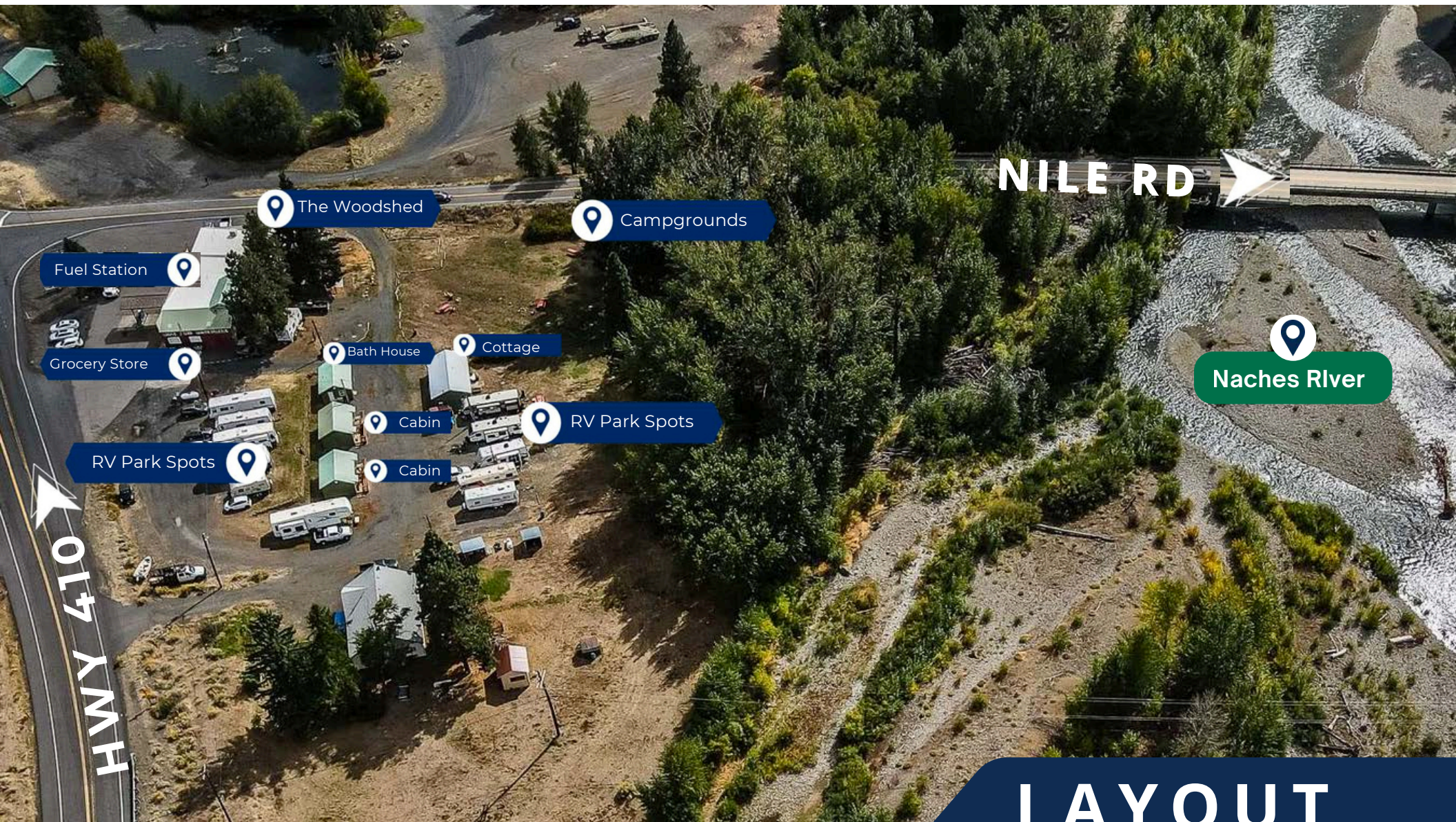
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Eagle Rock Resort presents a compelling investment opportunity. Offering a gateway to the Pacific Northwest lifestyle and a profitable and professionally managed operation ready for new ownership. This mountain destination resort offers a mix of commercial, recreational, and residential assets and six revenue streams. Whether you're an investor, an entrepreneur, or looking for a lifestyle change, this property checks all the boxes.





# LAYOUT



# EXECUTIVE OVERVIEW



Prime Highway Location



Diverse Revenue Streams



13 RV Rental Spaces



Neighborhood Grocery Store



Cabin Rentals + House Rental



4-Pump Gas Station



Price -	\$1,399,900
Year Built -	1940
Buildings -	4
Floors -	1
Total Sq Ft -	6,068
Parking-	± 15
Acreage -	3.73
Fuel Pumps -	4

Information provided with no warranties expressed or implied as to accuracy.



# Eagle Rock Grocery



## Details



Roughly  
2,640 SqFt



Full  
Service  
Grocery Store



Go-To Mercantile  
Store for Local  
Residents

A full-service grocery store stocked with all the essentials: fresh produce, dairy, snacks, ice cream, camping and emergency supplies.

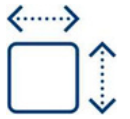




## Details



Roughly  
2,640 SqFt



Full Service  
Grocery Store



Go-To Mercantile  
Store for Local  
Residents



4 Pumps

A fully operational gas station in a high-traffic location serving locals, tourists, and your RV guests.



## Details



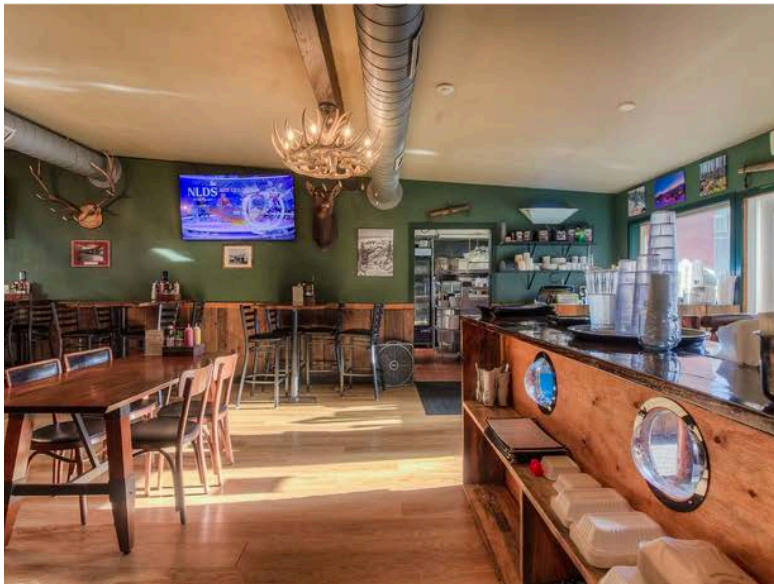
2,500± sq Ft



Indoor/Outdoor  
Seating



Completely  
Remodded  
“Historic”  
Destination  
and Meeting  
Place



## The Woodshed Restaurant

Established restaurant with a loyal local following run by a long-term tenant.





## Details



Two 384 Sq Ft  
"duplexes"  
(4 total units at  
192 Sq Ft per unit)



2 Bedroom  
Cottage with  
760 Sq Ft &  
a  $\frac{3}{4}$  bathroom.



Restroom &  
Shower Facilites

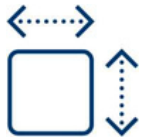
Cottage is perfect for owner use or as a premium rental



## Details



Scenic Tent  
Camping  
Spots Right by  
the River



Conveniently  
Located for  
Outdoor  
Adventure



Access to  
Bathroom &  
Shower  
Facilities



# Riverside Tent Camping

Perfect for nature lovers seeking affordable outdoor stays.



# RV Park



## Details



13 RV Spaces



Full Hookups  
& Wifi for  
Residents



Prime  
Riverfront  
Access Close to  
Town



Access to  
Bathroom &  
Shower  
Facilities

Consistently booked with repeat customers who enjoy the mountain location.



# IMPROVEMENT SUMMARY

<b>Restaurant Reopening</b>	Equipment / Inventory / Furniture	\$45,000
	AC Upgrade	\$10,000
	Restaurant Hall & Bathroom Updates	\$15,000
	New Lounge Tables	\$1,000
	Floor Upgrades	\$12,000
<b>Cabins &amp; Cottage Improvements</b>	Exterior Paint	\$15,000
	Full Cottage Remodel	\$25,000
	Cabins Remodel w/ Furniture	\$50,000
	Bathroom / Laundry / Storage Room Remodel	
<b>Exterior Improvements</b>	4 Fuel Dispensers	\$100,000
	Septic Upgrades	\$100,000
	Exterior Fascia Repair	\$15,000
	Exterior Solar Lights / Sign / Electrical	\$7,000
	RV Water Pressure & Repiping	\$8,000
<b>Store Improvements</b>	Equipment / POS / Refridgeration	\$23,000
	Refrigeration Upgrades	\$15,000

**ESTIMATED TOTAL  
OF SELLER  
IMPROVEMENTS  
SINCE 2021:  
\$440,000**

\*All numbers are estimated to  
the best of owners ability.  
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expressed or implied as to accuracy.



# FINANCIAL OVERVIEW

## INCOME SUMMARY - EAGLE ROCK RESORT

	2022	2023	2024	Proformance
Misc Income	\$943.06	\$1,379.72	\$2,251.50	\$2,800.00
Tent and RV Rental Income - overnight	\$23,780.32	\$41,295.90	\$35,571.42	\$55,000.00
RV Rental Income - long term plus Cottage	\$39,177.75	\$48,103.01	\$65,448.38	\$86,000.00
Restauraunt Rental Income	\$0.00	\$6,500.00	\$10,706.99	\$13,000.00
Total Store Sales	\$814,710.14	\$863,857.00	\$875,115.13	\$950,242.00
<b>Total Sales Total Cost of</b>	<b>\$878,611.27</b>	<b>\$961,135.63</b>	<b>\$989,093.42</b>	<b>\$1,107,042.00</b>
<b>Goods Sold Gross Profit</b>	<b>\$536,011.76</b>	<b>\$639,625.00</b>	<b>\$601,283.66</b>	<b>\$671,606.25</b>
Total Expenses	\$342,599.51	\$321,510.63	\$387,809.76	\$435,435.75
	\$229,077.82 *	\$342,285.95 *	\$372,681.67	\$302,841.42
	<b>\$113,521.69</b>			
<b>NET Operating Income</b>		<b>-\$20,775.32</b>	<b>\$15,128.09</b>	<b>\$132,594.33</b>

\* - Total Expenses do not include expenses for The Woodshed restaurant and/or capital or one time expenses.

**Proformance Cap Rate**

**9.15%**



# Turnkey Operation With Room To Grow



## **Location Advantage:**

Located in the heart of Washington's adventure country, this resort is the gateway to outdoor recreation: fishing, hiking, off-roading, and more.

## **Business Benefits**

Diversified revenue and clientele minimize seasonal risk  
Highway visibility with consistent traffic brings new customers  
Well-maintained infrastructure with expansion potential

## **Expansion Options**

Add more cabins, develop event facilities, or expand camping areas. The possibilities match your ambition.



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# Area Overview



## **Naches: Washington's Hidden Gem**

Naches offers the authentic Pacific Northwest experience. Growing tourism, year-round outdoor recreation, and strong rental demand make this a unique opportunity for the right owner-operator.

The area benefits from stable agricultural employment, growing tourism, and relatively affordable living costs compared to Western Washington. The combination of the essential services economy and tourism growth creates a stable foundation for hospitality businesses.

## **Yakima County Tourism**

Tourism is the fastest-growing segment of the Yakima economy. In 2024, visitors generated \$411 million in spending (up 3.6% over 2023) and nearly \$53 million in state and local taxes.



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