Eagle Rock Resort

8590 HWY 410
Naches, WA 98937

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UC COMMERCIAL PROPERTIES

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Income-producing investment property with multiple profit streams

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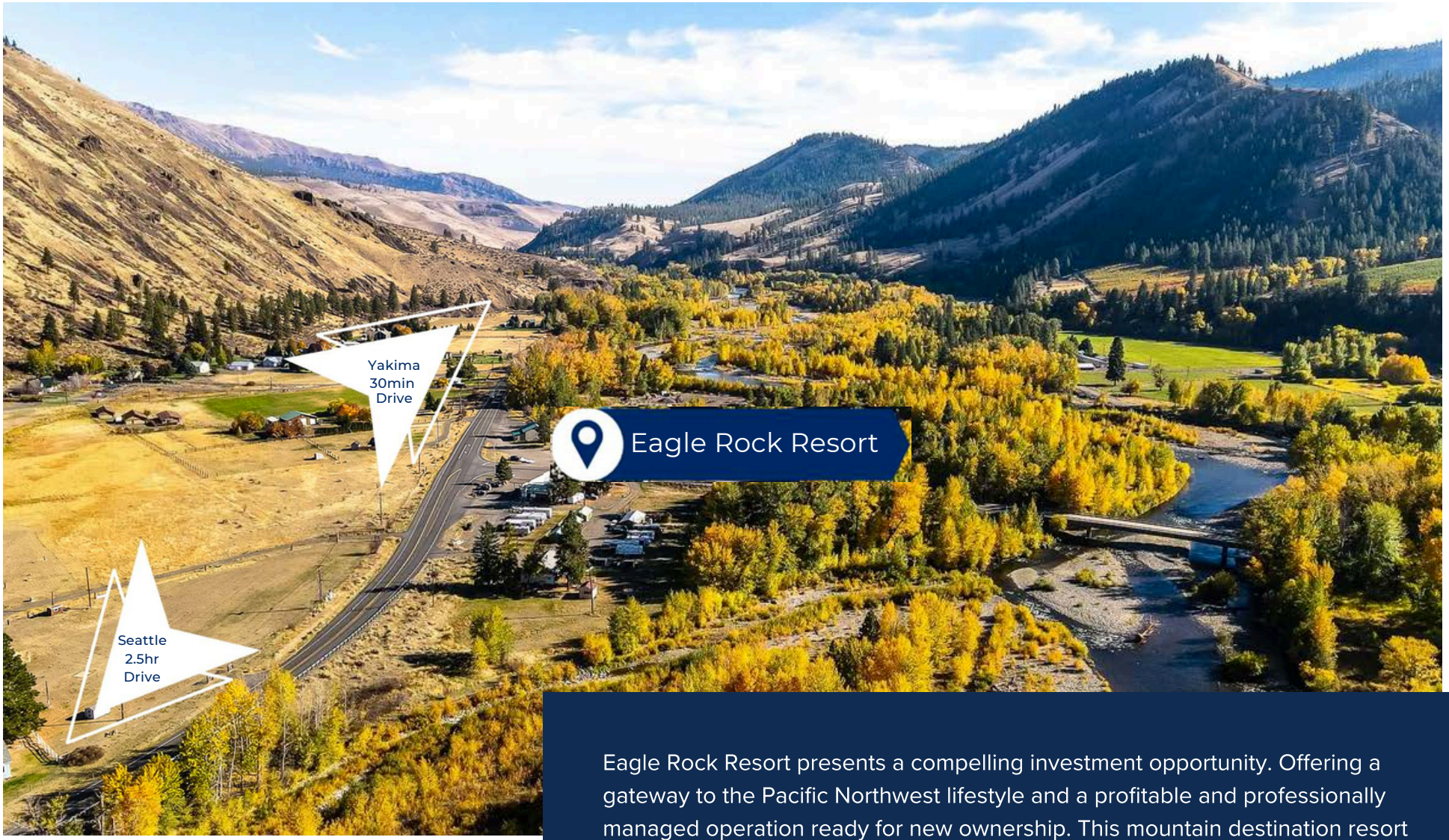

Eagle Rock Resort presents a compelling investment opportunity. Offering a gateway to the Pacific Northwest lifestyle and a profitable and professionally managed operation ready for new ownership. This mountain destination resort offers a mix of commercial, recreational, and residential assets and six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

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LAYOUT

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EXECUTIVE OVERVIEW

- Prime Highway Location
- Diverse Revenue Streams
- 13 RV Rental Spaces
- Neighborhood Grocery Store
- Cabin Rentals + House Rental
- 4-Pump Gas Station

Price -	$1,325,000
Year Built -	1940
Buildings -	4
Floors -	1
Total Sq Ft -	6,068
Parking-	±15
Acreage -	3.73
Fuel Pumps -	4

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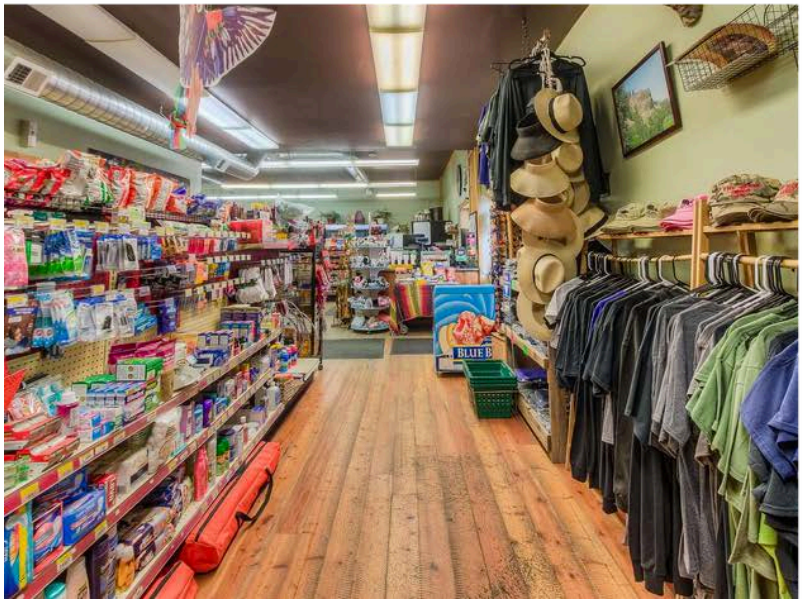
Eagle Rock Grocery



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

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Gas Station

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.

The Woodshed Restaurant

Details

2,500± sq Ft

Indoor/Outdoor Seating

Completely Remodled "Historic" Destination and Meeting Place

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

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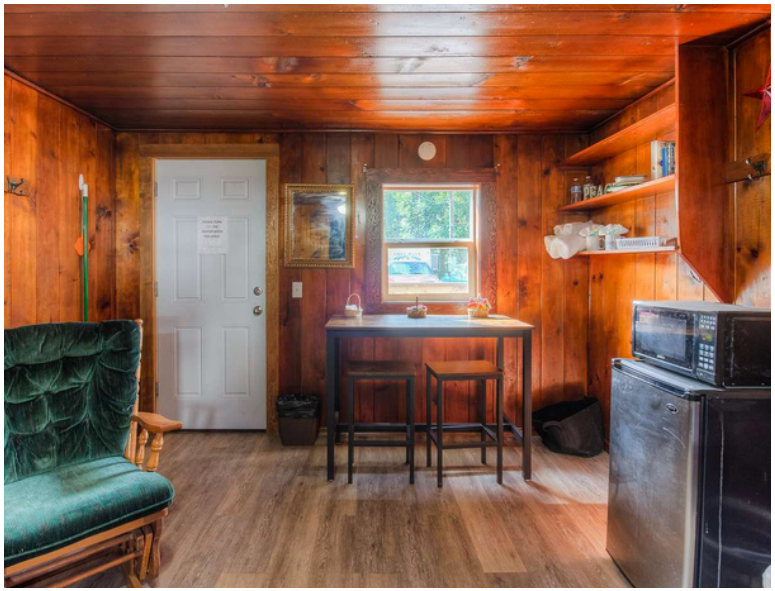
Rental Cabins & Cottage Details



Details

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

2 Bedroom Cottage with 760 Sq Ft & a ¾ bathroom.

Restroom & Shower Facilites

Cottage is perfect for owner use or as a premium rental

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Riverside Tent Camping

Details

Scenic Tent Camping Spots Right by the R ive r

Conveniently Located for Outdoor Adventure

Access to Bathroom & Shower Facilities

Perfect for nature lovers seeking affordable outdoor stays.

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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

Restaurant Reopening	Equipment / Inventory / Funiture	$45,000
	AC Upgrade	$10,000
	Restaurant Hall & Bathroom Updates	$15,000
	New Lounge Tables	$1,000
	Floor Upgrades	$12,000
Cabins & Cottage Improvements	Exterior Paint	$15,000
	Full Cottage Remodel	$25,000
	Cabins Remodel w/ Furniture	$50,000
	Bathroom / Laundry / Storage Room Remodel	
Exterior Improvements	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
Store Improvements	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. Information provided with no warranties expressed or implied as to accuracy.

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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
Total Sales Total Cost of	**$878,611.27**	**$961,135.63**	**$989,093.42**	**$1,107,042.00**
Goods Sold Gross Profit	**$536,011.76**	**$639,625.00**	**$601,283.66**	**$671,606.25**
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
	$113,521.69			
NET Operating Income		**-$20,775.32**	**$15,128.09**	**$132,594.33**

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

Proformance Cap Rate **9.15%**

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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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