

# Roosevelt Lake Resort



**Offered at \$899,000**  
**356 N Stagecoach Trail**  
**Roosevelt, AZ**

## Resort / Bar / Restaurant / Apartments / MHP / Water company

An Arizona landmark, the *Roosevelt Lake Resort* is located a short distance from the lake along State HWY 188, 25 miles northwest of Globe, Arizona. Home to tourists, fisherman and many year around residents the property enjoys multiple revenue streams and great upside potential. Current revenues are derived from space rentals in the MHP, water sales, food service/bar business, and seasonal lodging. This represents an excellent opportunity for an investor or operator to reposition the resort allowing for expanded hospitality, restaurant, bar and rental revenues. This is a very rare opportunity to acquire a unique and cash-flowing property adjacent to Arizona's 'fisherman's paradise'— scenic Roosevelt Lake.

- Existing restaurant / bar / motel
- 82 space MHP
- 45,929 sf of improvements
- 13.55 acres

- Liquor license
- Water company
- Seasonal motel / apartment rentals
- Large community room

Exclusively Offered By:



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## EXECUTIVE SUMMARY

### 356 N Stagecoach Trail, Roosevelt, AZ 85541

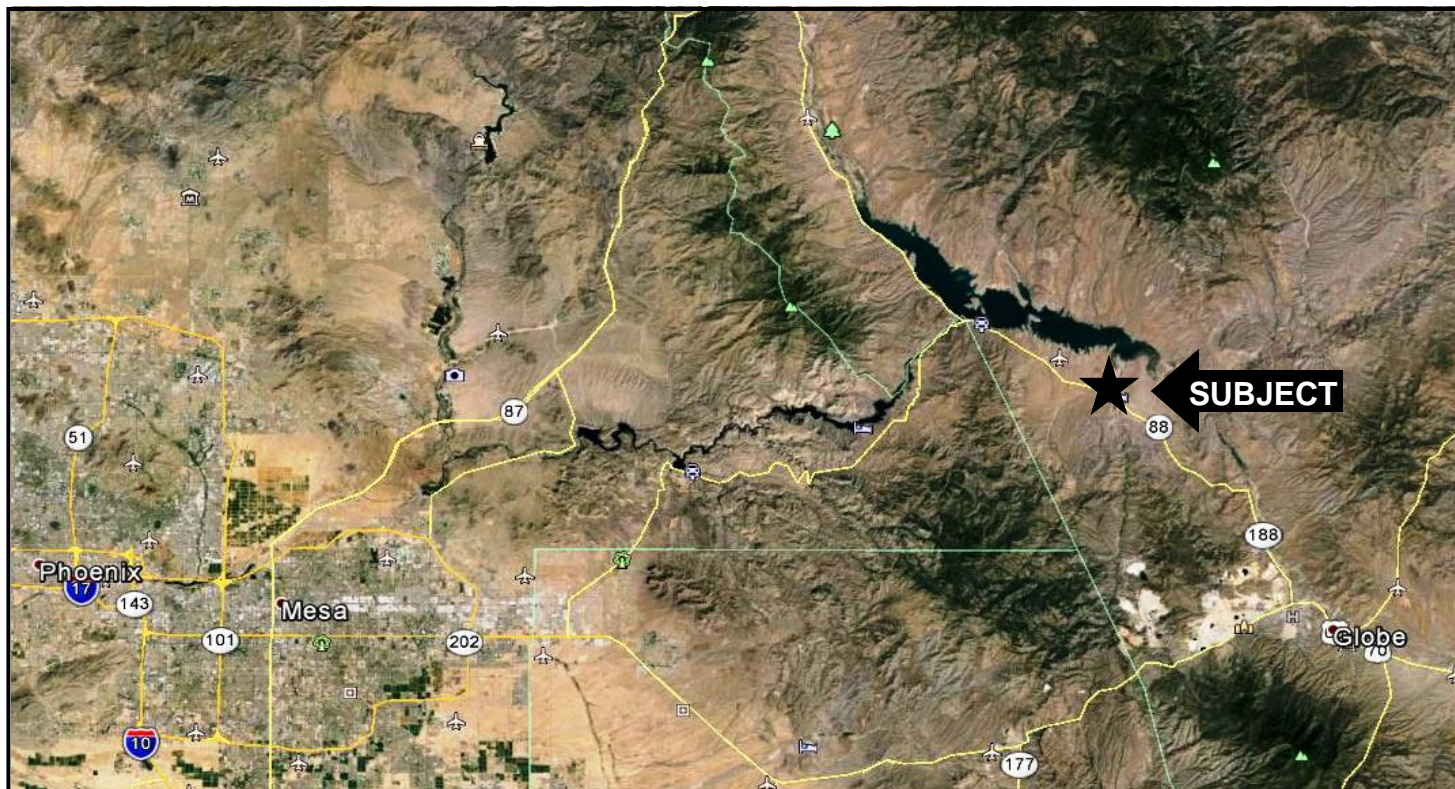
<b>GPS</b>	33°36'17.36" N 110°59'55.88" W
<b>Elevation</b>	2,256 ft
<b>Building Size</b>	45,929 sf (per appraisal) multiple buildings
<b>Lot Size</b>	590,138 sf (13.55 AC)
<b>County</b>	Gila
<b>Parcels</b>	204-06-003A & 204-05-186
<b>Cool/Heat</b>	HVAC heat pump / evap coolers
<b>Hot Water</b>	Electric water heaters
<b>Electricity</b>	APS
<b>Water/Sewer</b>	Resort-owned water company Multiple on-site septic/leech field systems
<b>MH spaces</b>	82 rentable mobile home spaces
<b>Construction</b>	Block (hotel rental suites) Wood/frame (restaurant, bar, kitchenettes)
<b>Roofs</b>	Pitched composition
<b>Years</b>	1960, 1964, 1970, 1972, 1980
<b>Utilities</b>	110/220 amp service
<b>Type</b>	Mobile Home Park / Cocktail lounge
<b>Property Use</b>	0520-Motel w/Restaurant/Lounge
<b>Tax Area</b>	4005
<b>Taxes</b>	\$14,164 (2014)

## BUILDING / AREA INFORMATION

**Description.** Well known as a popular gathering place for bass fisherman and tourists, this established resort surrounds a beautiful pond and features a restaurant/bar and spacious community room with seating for hundreds. The adjacent hotel accommodates seasonal visitors with 17 block-constructed hotel rooms, and an additional 6 wood-frame constructed 'kitchenette' units. Also included in the offering is a water company which serves all 82 of the mobile home rental spaces (offered with this property), as well as the additional residents within the community. MHP space rentals and water sales alone generate over \$16,000 in monthly revenues.

### Roosevelt Lake.

Roosevelt Lake is located in central Arizona between Phoenix metro and Payson-the gateway to Rim Country in Gila County. Fishing is a common recreational activity at Roosevelt Lake, but also a popular tourism destination with houseboats, fishing boats and pontoon boats available at the Roosevelt Marina. *Roosevelt Lake Resort* is close to all lake services as it is 10 miles southeast of the Marina along Highway 188.



Price	\$899,000
Price / sf	\$19.57 (buildings/improvements)
Price / sf	\$1.52 (site)

**Directions:** From Phoenix take US 60 east to Globe. At Globe, turn left on HWY 188 (to Roosevelt Lake) and go about 20 miles to mile marker 233, go 100 yards & turn right into Resort.

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

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Roosevelt Lake Resort—property photos

