

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

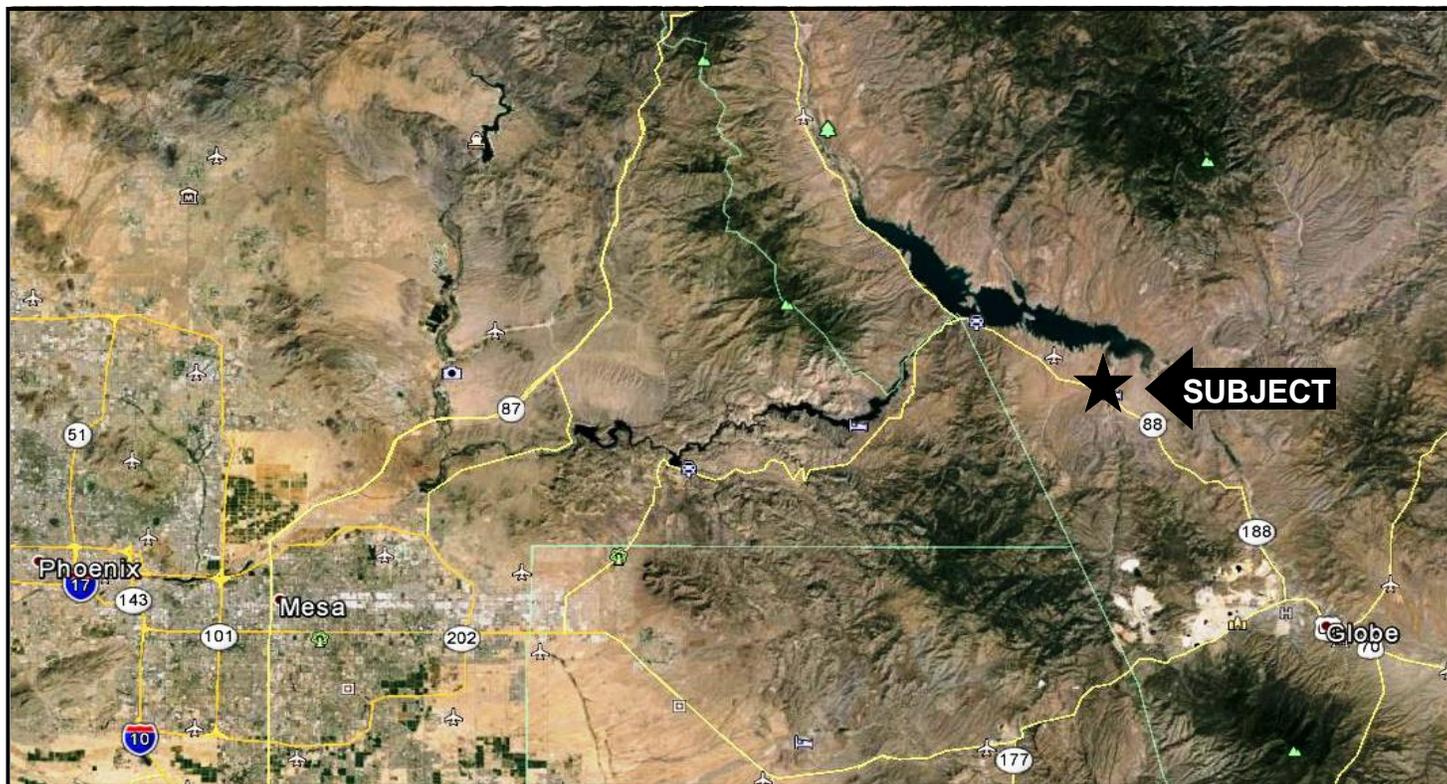
GPS	33°36'17.36" N 110°59'55.88" W
Elevation	2,256 ft
Building Size	45,929 sf (per appraisal) multiple buildings
Lot Size	590,138 sf (13.55 AC)
County	Gila
Parcels	204-06-003A & 204-05-186
Cool/Heat	HVAC heat pump / evap coolers
Hot Water	Electric water heaters
Electricity	APS
Water/Sewer	Resort-owned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

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.

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.

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Roosevelt Lake Resort—property photos





