

# 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®**

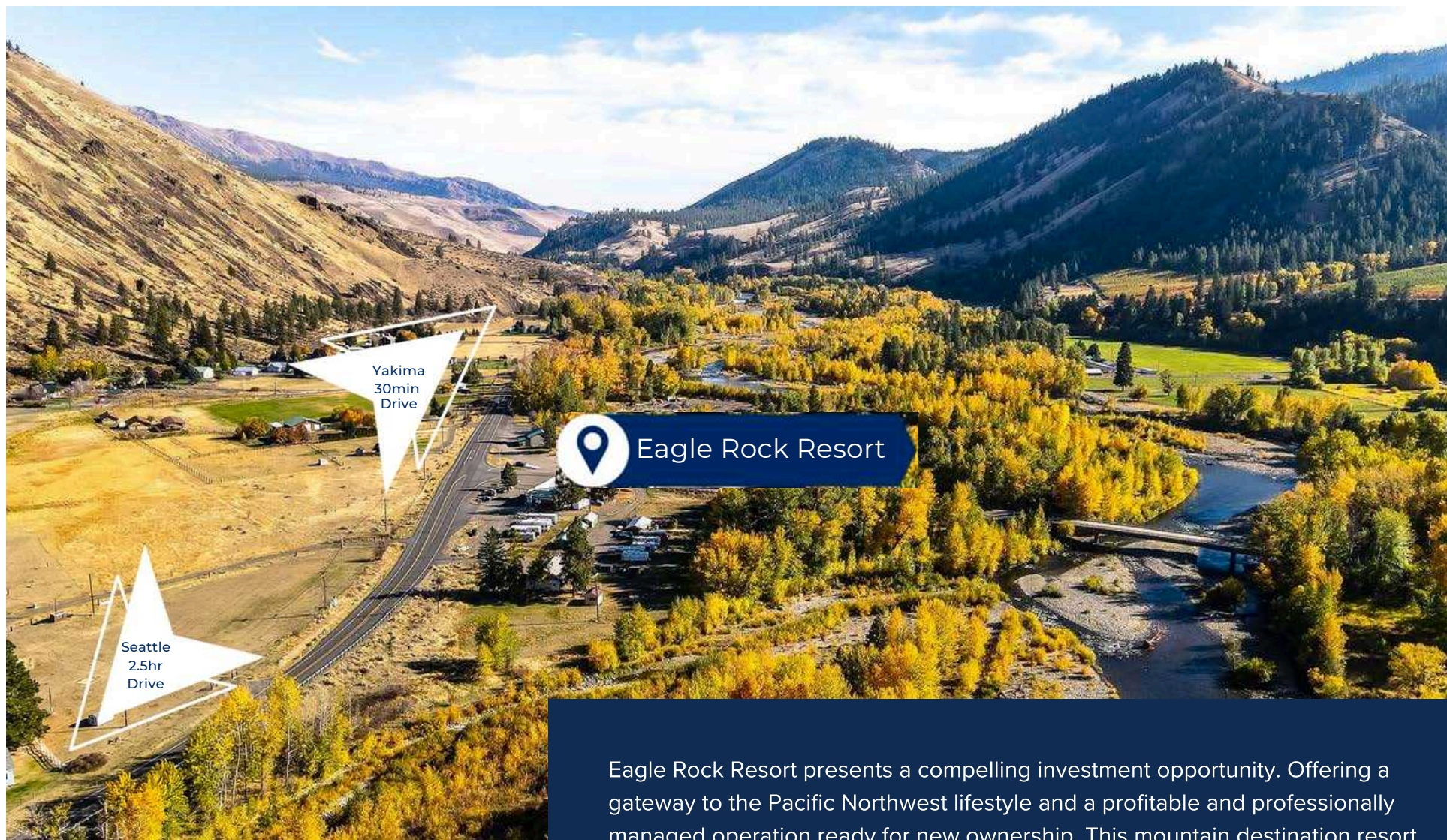


509-654-8086



philsimpson17@gmail.com





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.







# 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.



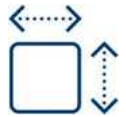
# Eagle Rock Grocery



## 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.



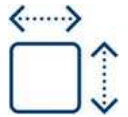
# Gas Station



## 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.



## Details



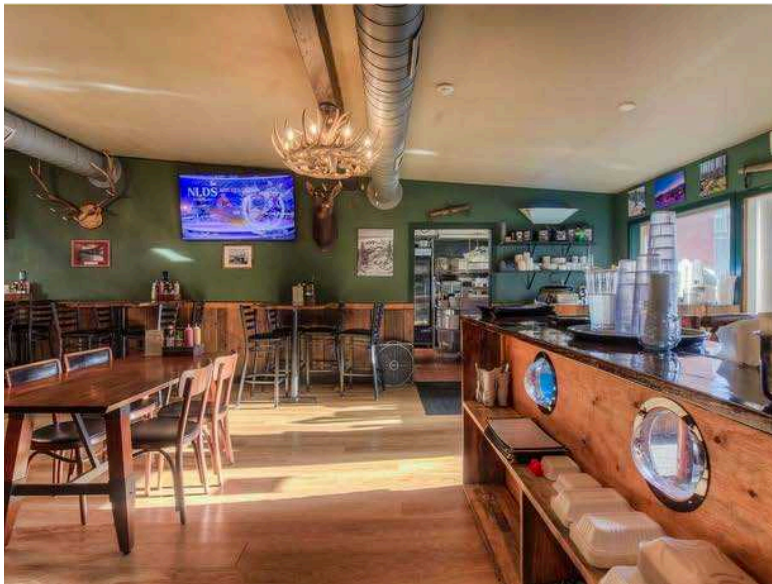
2,500± sq Ft



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.

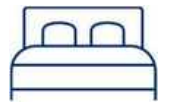




## Details



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

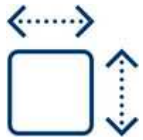
Cottage is perfect for owner use or as a premium rental



## 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.  
Information provided with no warranties  
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.



**Dedicated  
Realty**







## 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.



**Dedicated  
Realty**



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

 509-654-8086

 [philsimpson17@gmail.com](mailto:philsimpson17@gmail.com)



View the full listing here  
or visit our website!  
**[ucdedicatedrealty.net](http://ucdedicatedrealty.net)**



The information contained in the following marketing brochure is proprietary and confidential. It is intended to be reviewed only by the party receiving it from United Country -Dedicated Realty and should not be made available to any other person or entity without the written consent of United Country -Dedicated Realty This brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained is not a substitute for a thorough due diligence investigation. Dedicated Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements. The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, United Country - Dedicated Realty has not verified, and will not verify, any of the information contained.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



United  
Country  
Real Estate

Dedicated  
Realty

COMMERCIAL  
PROPERTIES