

FOR SALE



PRIME RV PARK & LODGE

6506 MAIN ST | BONNERS FERRY, ID 83805

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

 COMMERCIAL DIVISION™



PRESENTED BY: ANDREW HOBBS | REALTOR®

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A member of the franchise system of BHH Affiliates, LLC.



PROPERTY DETAILS

BUILDING SIZE	5,524 SF
LOT ACRES	1.81
OFFERED AT	\$1,750,000
PARCEL NUMBER	RPB00000345720A & 730A
ZONING	Commercial
RV SITES	20 with full hook-ups
LODGE UNITS	12 units

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)

PROPERTY OVERVIEW

North Idaho RV Park & Lodge presents a rare opportunity to acquire a stabilized hospitality asset with strong in-place income and significant upside. Located in the heart of Bonners Ferry, this 1.85-acre, commercially zoned property offers exceptional visibility with 280 feet of prime highway frontage and steady daily traffic. The recently renovated 12-unit lodge and 20 full-hookup RV sites are walkable to downtown amenities and set against a stunning backdrop of mountains and rivers, making this a compelling investment for both immediate cash flow and long-term growth.

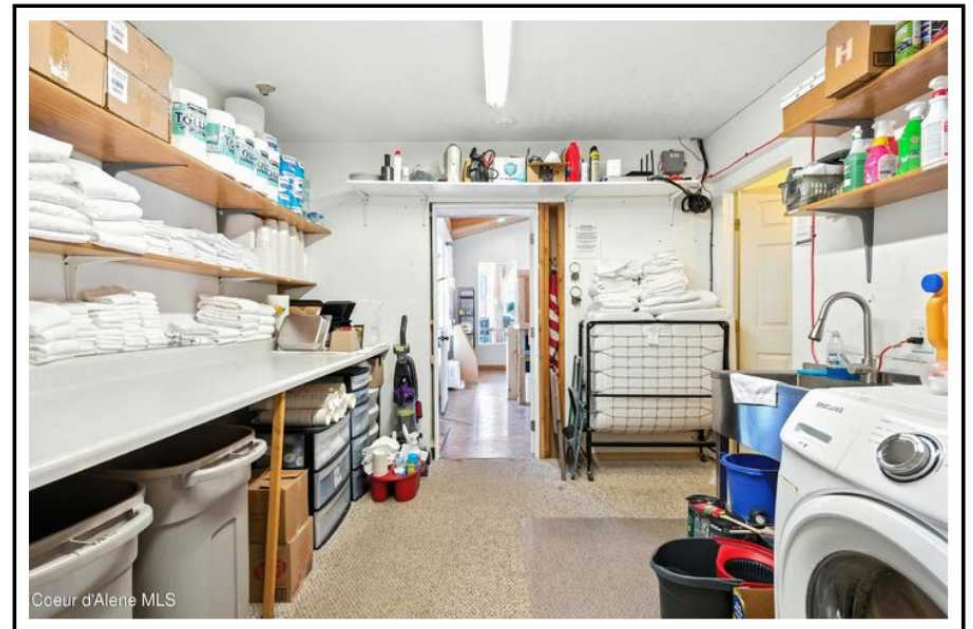
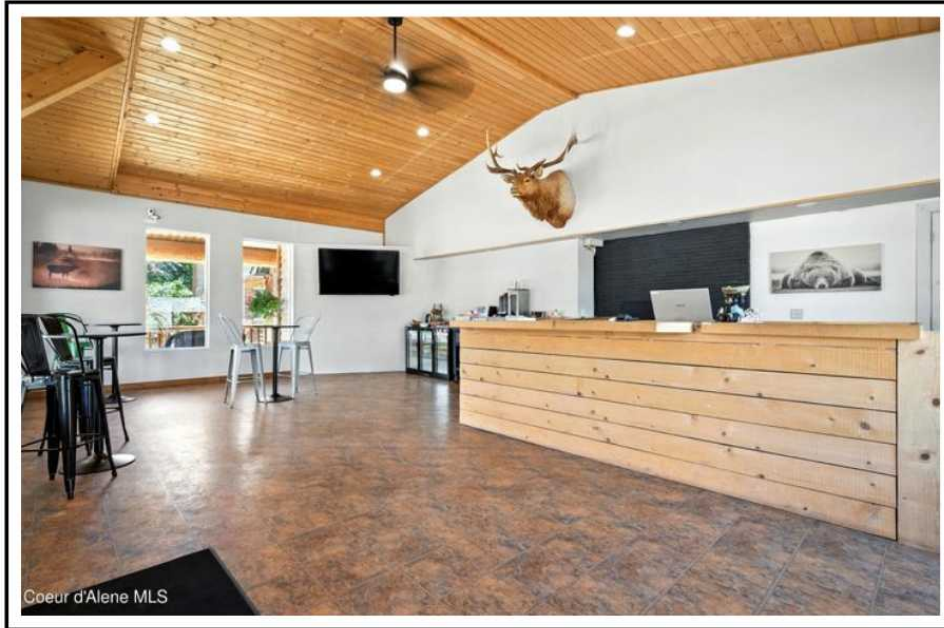
PROPERTY HIGHLIGHTS

- 9.19%+ Cap Rate with strong value-add upside
- 12-Unit Lodge + 20 Full-Hookup RV Sites (manager’s apartment included)
- 280’ Highway Frontage with 8,240–11,941 daily vehicles
- In-Town, Walkable Location near groceries, dining, and services
- Renovated Lobby ideal for café, bar, or retail use
- Expansion Potential via unfinished basement, attic, and excess frontage

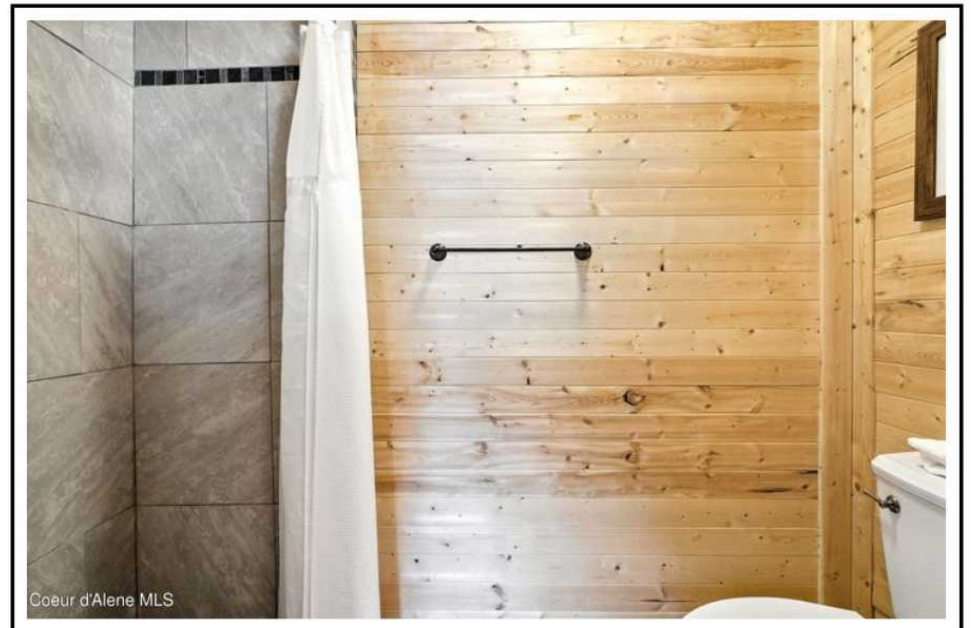
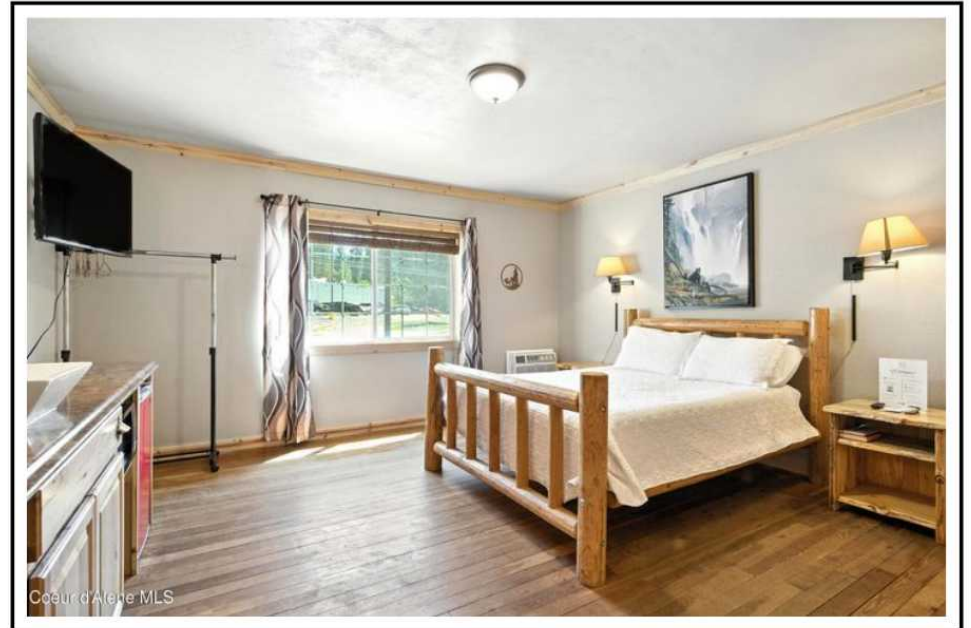
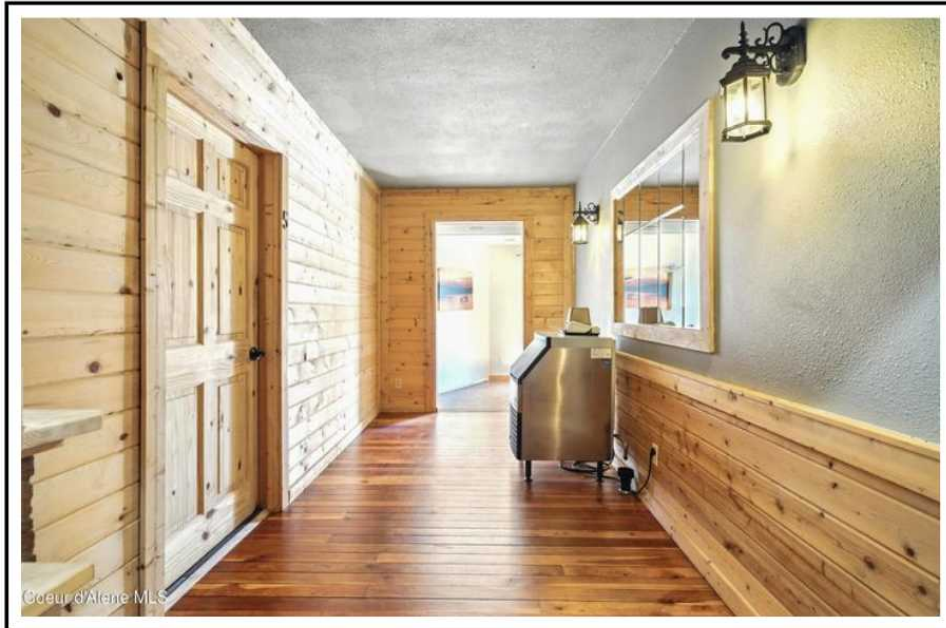


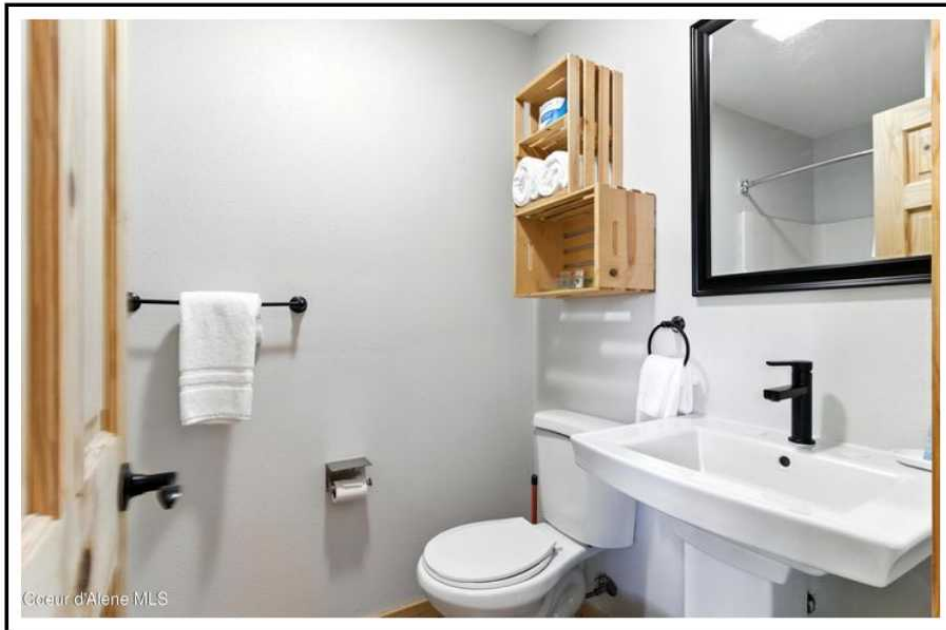
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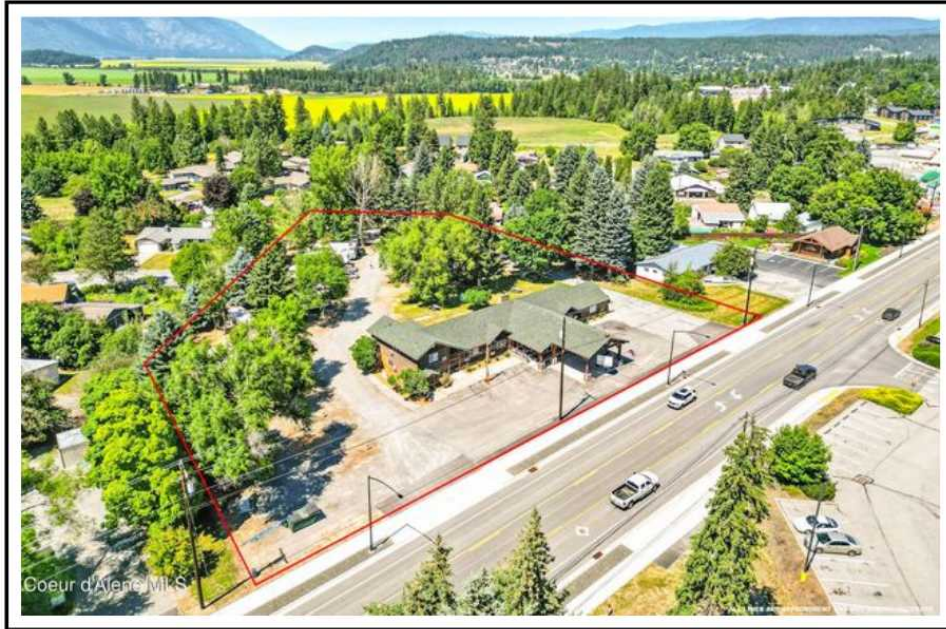












PRIME RV PARK & LODGE | 6506 MAIN ST



1 MILE RADIUS			3 MILE RADIUS			5 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.
2,050	\$29.5 M	\$56,500	4,800	\$60M	\$57,000	5,115	\$87.9	\$63,281

