

Summer Lake Store
54128 Hwy 31
Summer Lake, OR 97640

\$349,000
0.570± Acres
Lake County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Summer Lake Store
Summer Lake, OR / Lake County

SUMMARY

Address

54128 Hwy 31

City, State Zip

Summer Lake, OR 97640

County

Lake County

Type

Business Opportunity, Commercial

Latitude / Longitude

42.972674 / -120.778506

Taxes (Annually)

1092

Acreage

0.570

Price

\$349,000

Property Website

<https://www.landleader.com/property/summer-lake-store-lake-oregon/54668>



PROPERTY DESCRIPTION

Opportunity awaits in the beautiful town of Summer Lake! The Summer Lake Store is available for purchase. This small business has a variety of income streams including the convenience store, gas & diesel pumps, propane, shop and post office. It is also zoned A3 which means there may be opportunity for even more on this parcel. Buyer to do due diligence on zoning and possibilities for the property. This is your chance to own a profitable business and enjoy the outdoor recreation, picturesque views and rural lifestyle that Summer Lake has to offer.

Summer Lake is home to some of the best waterfowl hunting and bird watching in the State. This commercial property sits directly across from the road to the Summer Lake Wildlife area where you can hunt a variety of waterfowl including: several species of ducks, Canada, Snow and White-fronted geese, pheasant and quail. Waterfowl hunting has a long season ranging from the middle of October to the end of January.

Bird watching draws quite the crowd, February through early September is the perfect time of year. Migration of these flocks is around March-April. There are a variety of beautiful birds found in the area including tundra and trumpeter swans, multiple species of ducks and geese, shorebirds such as the American avocet, black-necked stilt, willet, and snowy plover as well as other waterbirds like sandhill cranes, American Coot, white pelicans and blue herons. Northern harriers red-tailed hawks and bald eagles are also fairly common. The variety and beauty of the bird watching in Summer Lake is unmatched.

The avid outdoorsman often frequents Summer Lake. Deer and antelope are prevalent in the area and located near 2 hunting units, Ana reservoir and the Ana river there is always something to do for the outdoorsman. There is ample opportunity to cater to this crowd and build upon the existing business.

ATV riding and off-roading has become increasingly more popular recently. There are several designated OHV trails in the area including the Crane Mountain OHV, High Desert MX and the Christmas Valley Sand Dunes not far from the property. You can always take off on the open BLM or Forest Service roads surrounding the area for your riding enjoyment. There are plenty of opportunities for whatever riding or scenery you feel like that day. Riders often stop at the store for some food or to refuel.

Summer Lake and the surrounding area is littered with biking and hiking trails. The rocky and mountainous terrain it offers some exciting riding opportunities. The Fremont-Winema National forest has some great hiking trails to check out. Hager Mountain lookout trail is located a short drive away near Silver Lake and the Cat Canyon trail is located the other way near the town of Paisley.

Not looking for outdoor adventure and want a bit more relaxation? Check out the Summer Lake hot springs. The hot springs sits on 145 acres of high desert and has a 100 year old bathhouse that has both outdoor rock-walled hot springs tubs as well as a larger indoor hot springs pool as well. Even better the hot springs are open year round and 24 hours a day. After a trip to the hot springs you can hit up the cowboy dinner tree just a short distance away in Silver Lake. The cowboy dinner tree is known for its delicious food and generous portions, make sure to make your reservation and come ready to eat!

Summer Lake is a beautiful destination with an abundance of various recreational opportunities, attracting business throughout the year. Whether you are looking for an investment, wanting to slow down and enjoy the rural lifestyle with an income stream or, if you're wanting to build a business in a community becoming more popular daily, look no farther. Opportunities like this don't come around everyday, don't wait and miss out!



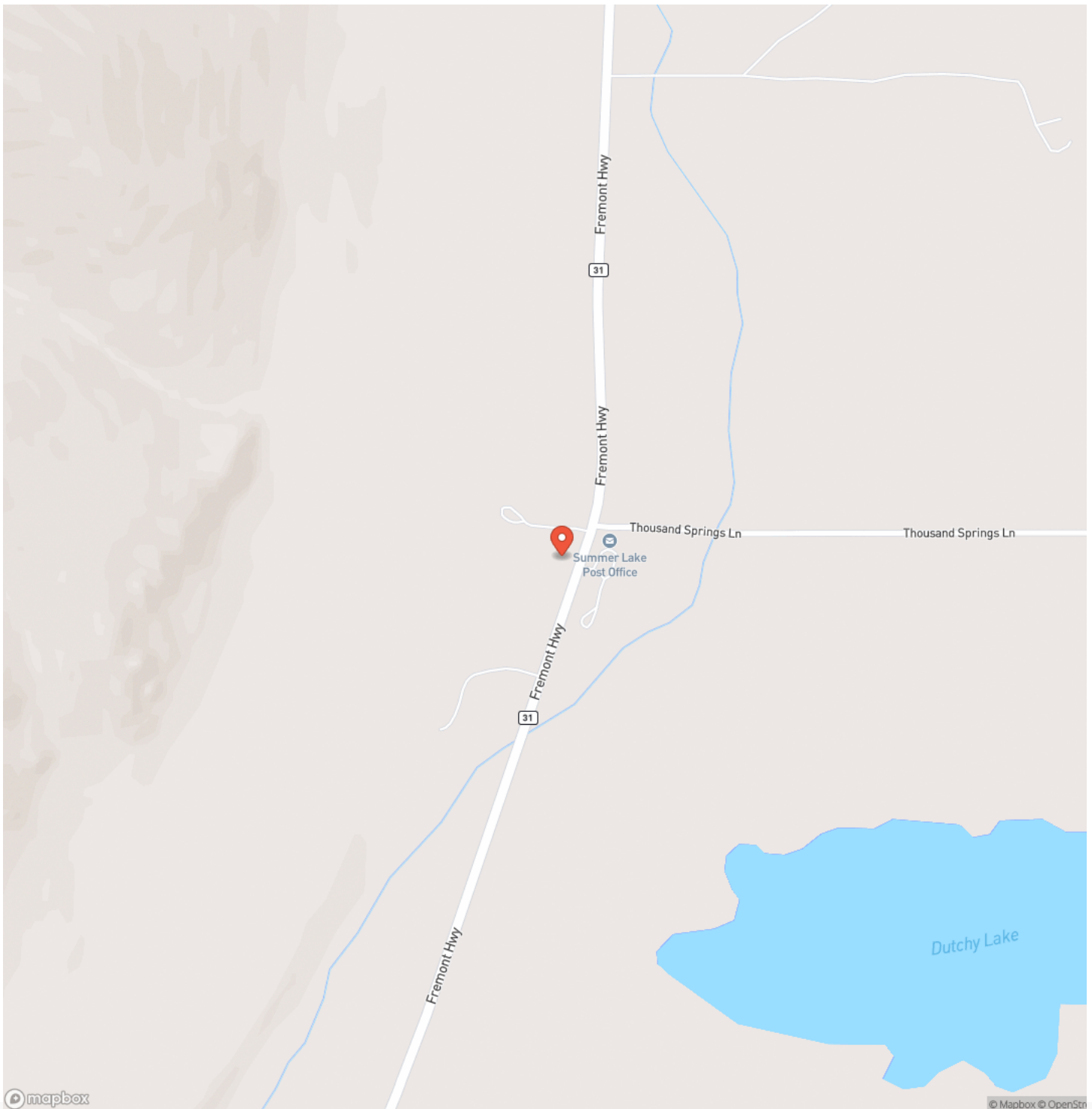
Summer Lake Store
Summer Lake, OR / Lake County



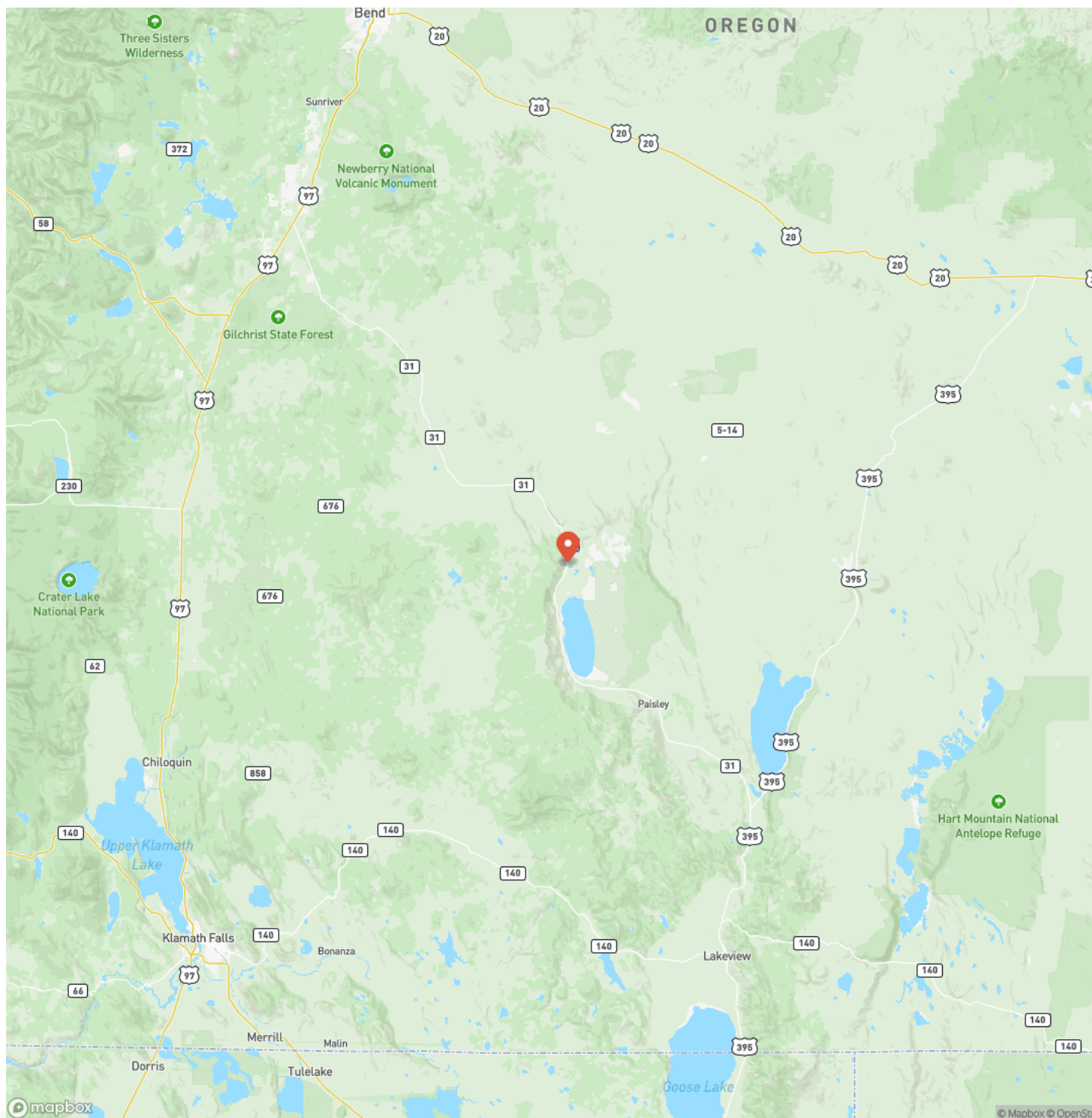
MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Locator Map



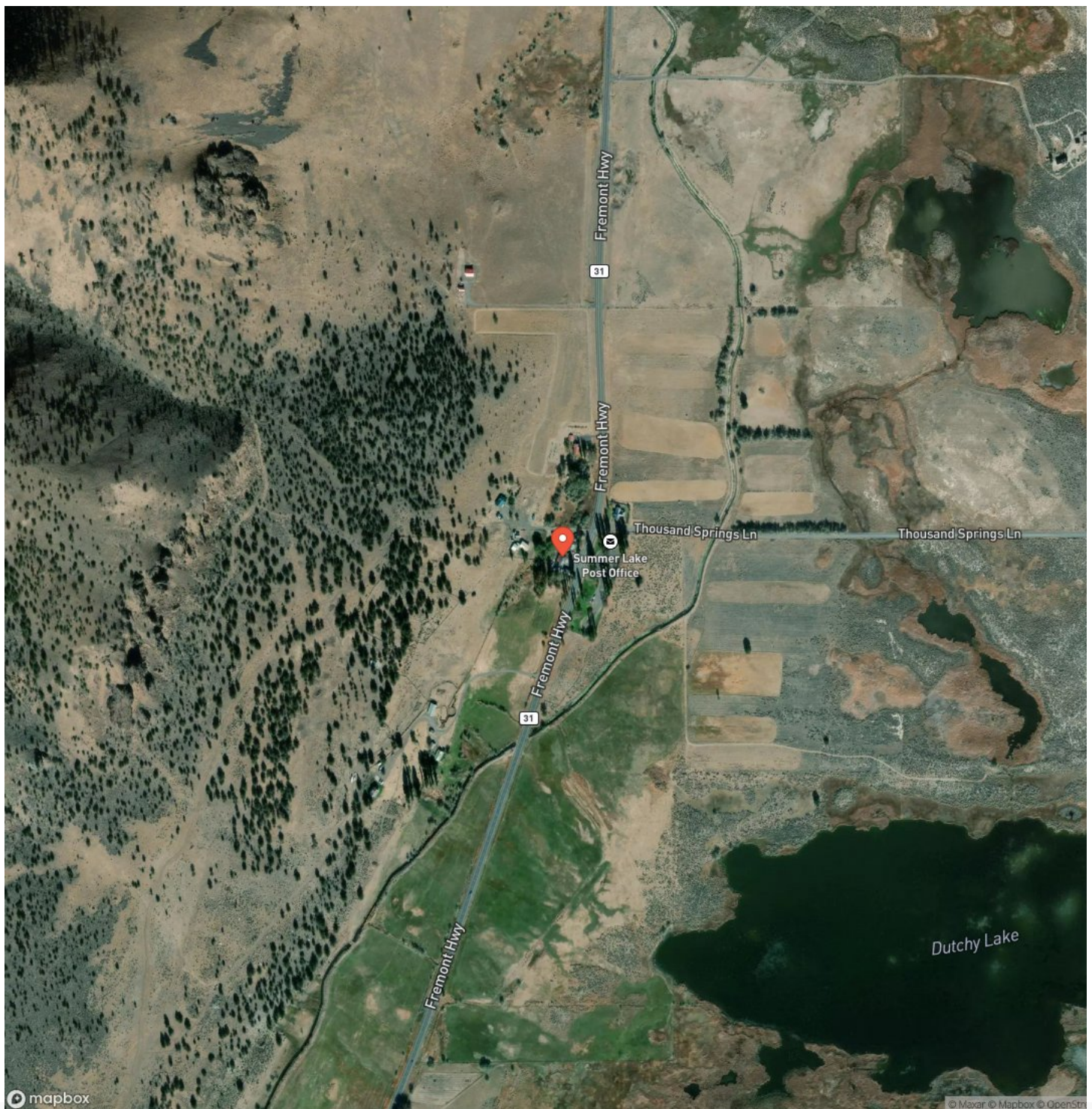
Locator Map



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Satellite Map



[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

