



## **Dixie Motel-Apartments-Shop Opportunity, Idaho County, Idaho, 0.7 Acres**

**\$399,900**

- Big Game, Fishing, Income producing, Snow sports, Wildlife Viewing

Charming Motel has four 2-bedroom units with full baths, two efficiencies and an apartment upstairs with a full bath - in the heart of scenic Dixie! A unique business opportunity for this touristy backcountry recreational haven! Also included are three lots that can be improved on. Currently all the buildings are being used to support a Lodge for an outfitting company, which can be purchased separately. Dixie is surrounded by the Nez Perce Nat'l Forest, part of the Frank Church Wilderness, and is a mecca for hunting, fishing, hiking, snowmobiling, ATV's, cross-country skiing and horse-back riding! Creeks and rivers nearby and a small airstrip is located across the street for easy access for air charters and flying enthusiasts. Year-round access and amazing recreation! Make this business your own!

### **Main Info**

- Street Address : 2732 & 2737 Dixie Rd
- Lot Size Acres : 0.7 Acres
- Postal / Zip Code : 83525
- Dwelling : Yes
- State / Province : Idaho
- County : Idaho
- Closest City : Dixie

### **Broker Info**



## **Mike McCooey**

**Clearwater Properties of Idaho**

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Mike McCooey was truly made for Idaho. As an avid outdoorsman and passionate conservationist, Mike thrives in the vast beauty of the Gem State, whether he's pursuing big game in the backcountry, fishing Idaho's pristine rivers and lakes, hiking remote trails, or camping under the stars. In the winter, he enjoys snow skiing, and during the summer, he can often be found wakeboarding or scuba diving alongside his wife and partner, Renae. Beyond his love of the outdoors, Mike is deeply committed to his community, actively supporting local youth ministries and initiatives that enrich the lives of young people in the area. As a seasoned real estate professional, Mike specializes in recreational properties and understands the unique value these lands hold. He is known for his meticulous approach, thoroughly researching each property and gaining an intimate understanding of its potential. Whether helping clients identify the highest and best use of a property or navigating complex transactions, Mike leverages his experience and local expertise to deliver exceptional results. Clients consistently appreciate the high level of service, attention to detail, and personalized approach that Mike and Renae provide. For those seeking a trusted partner who combines professional knowledge with a genuine love of Idaho's outdoors, Mike is the ideal guide to make any real estate experience seamless, rewarding, and deeply connected to the land.

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