



FARMS | RANCHES | RECREATIONAL PROPERTIES | COMMERCIAL | LAND | LUXURY ESTATES



FALL RIVER HOTEL

24860 Main St, Fall River Mills, CA 96028



43063 HWY 299 E, FALL RIVER MILLS, CA 96028
530-336-6869 Office | 530-604-0700 Cell | 530-262-2942 cell
fallriverproperties@frontiernet.net email
www.CaliforniaOutdoorProperties.com
DRE #01838294



Introduction



Established around 1935, the Fall River Hotel has been a focal point for the Intermountain area for 88 years. Serving the community with overnight accommodations, fine dining and spirits. Conveniently located on Main Street in Fall River Mills.

The three story 15 room hotel is an impressive 14,000 sf. First floor features a large dining room with stunning river rock fire place, high beamed ceiling and solid wood dance floor! In addition, there is a cozy cafe which opens to a beautiful courtyard with cobblestone patio, unique lava rock water feature, lava rock walls surrounding courtyard, shade trees and lush green lawn creating a wonder outdoor dining area. The hotel lounge has a great atmosphere with long polished wood bar branded with local brands, lower tables alongside another beautiful river rock fire place.

A cobblestone alleyway along side of the hotel leads to the owners two story residence with 3 bedrooms and 2 baths. A back deck and private yard is surrounded by lava rock privacy fence.



Highlights

- *Located two hours east of Redding, California on the eastern edge of Shasta County*
- *Nestled between Mt. Shasta and Mt. Lassen*
- *Online reservations booked through IntraRez Reservations Systems*
- *Consisting of 4 legal parcels, two zoned C-2 (commercial) and two vacant lots zoned R-1 (residential)*
- *In Addition, there is a trap door in the dining room with stairs leading to a basement with great storage space and houses water heaters and furnace system.*
- *Utilities - Power is with PG&E, natural gas, city water and sewer. Enclosed garbage dumpster conveniently located facing the street, yet well camouflaged. 2 of the 3 stories in main building have AC, all courtyard suites have AC units.*
- *Vacant Lots - Also included with the purchase are two vacant lots. Both zoned residential. One directly behind the hotel facing Mechanic Street and the other across Main Street on the bluff overlooking the beautiful lower valley and the river. This could be an ideal spot for picnic tables and sitting areas for guest to relax and enjoy.*



Liquor License

- *The liquor license is included in purchase price, and will be handled in a separate transaction valued at \$60,000.*
- *Also includes caterers permit.*



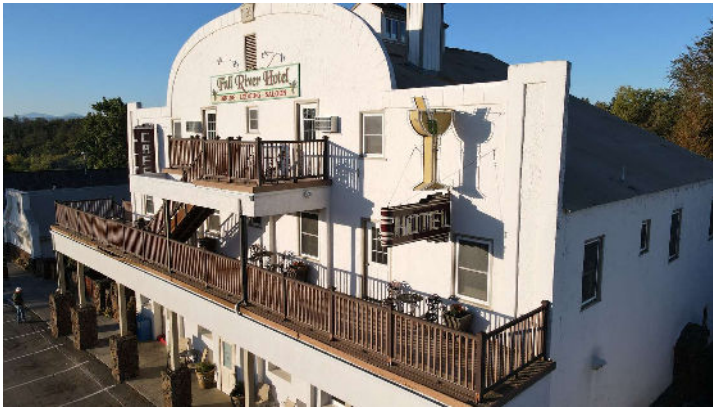
Main Building



- Cafe – Entry at front of hotel. 6 booths, bar counter with 4 stools, beverage cooler, soda dispenser, coffee station. Aloha point of sale system. Cafe opens to dining room and courtyard.
- Dining Room – large room with over 1,000sf of open space. Seating for 70. High beamed ceiling with fans. River rock fireplace with sitting area. Wood dance floor. Dining room opens to diner, lounge and hall to restrooms and stairs to guest rooms.
- Lounge – Entry at front of hotel, separate from diner. High ceiling with 525sf. Polished L shaped bar with 8 stools, 3 lower tables seating for 6. River rock fireplace with sitting area. Flat screen TV, keg cooler with 6 taps, wine refrigerator, glass door beverage cooler, soda dispenser, popcorn maker, unique wood tiered liquor shelves, 3 bay stainless sink, workstation, storage cabinets and 8 x 10 storage room. Aloha point of sale system and hotel check in counter.
- Kitchen – Commercial gas range, grill, deep fryer, refrigerators, dishwasher, stainless sinks, stainless prep counter, shelving for pots, pans, dishes, utensils, spices, etc. Linen storage. Kitchen has separate swing doors to diner and dining room. Employee space and stairs to office.
- Also opens to large back area with 8 x 16 dry storage room, 8 x 10 walk in cooler, industrial ice machine and laundry room with three washers and dryers, utility sink, folding counter and storage.

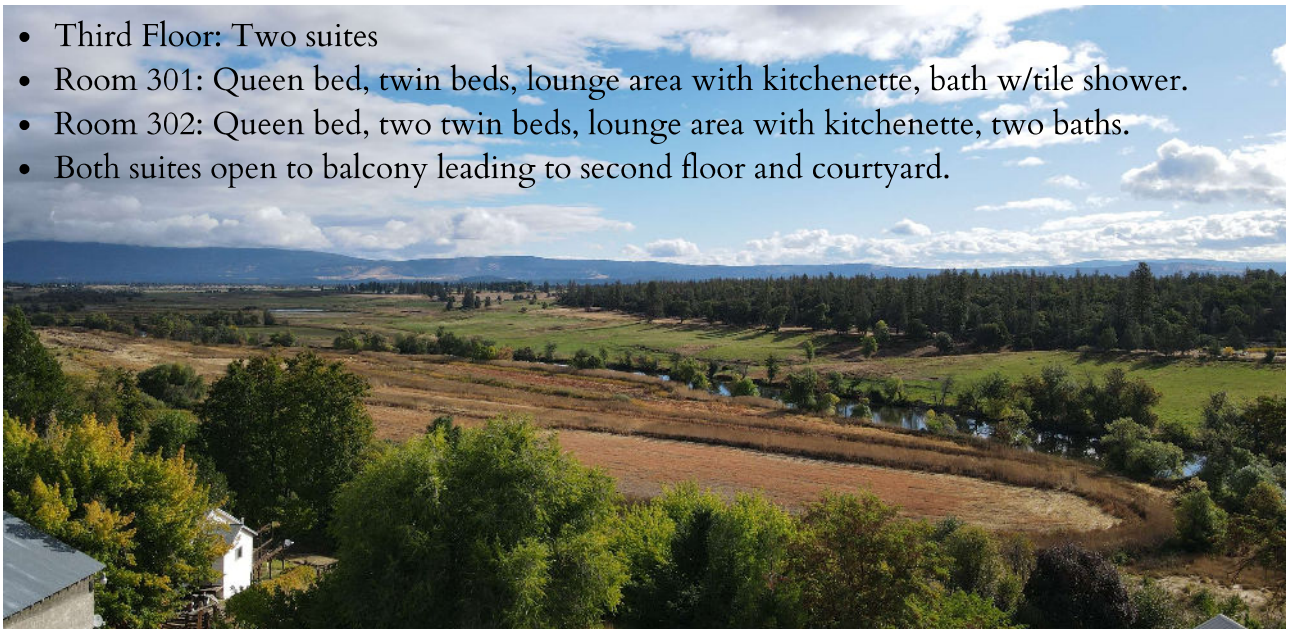
Second Floor Accommodations

- Second Floor – Coffee station nook in hallway. All rooms have flat screen TV's, mini refrigerator, microwave, coffee maker and hair dryer.
- Room 203: Suite -King bed, lounge area, bath w/shower over tub.
- Room 204: Two twin beds, bath w/shower over tub
- Room 205: Suite – Queen bed, lounge, bath w/shower over tub. Two entry doors.
- Room 206: Twin beds, outside bath with shower over tub.
- Room 207: Full bed, bath w/tile shower.
- Room 208: Suite - Queen bed, lounge, bath w/shower over tub.
- Room 209: Family suite – Full bed, two twin beds, bath w/shower over tub, two entry doors.
- Room 210: Full bed, bath w/tile shower.
- Two doors open to balcony with stairs leading to courtyard.



Third Floor Accommodations

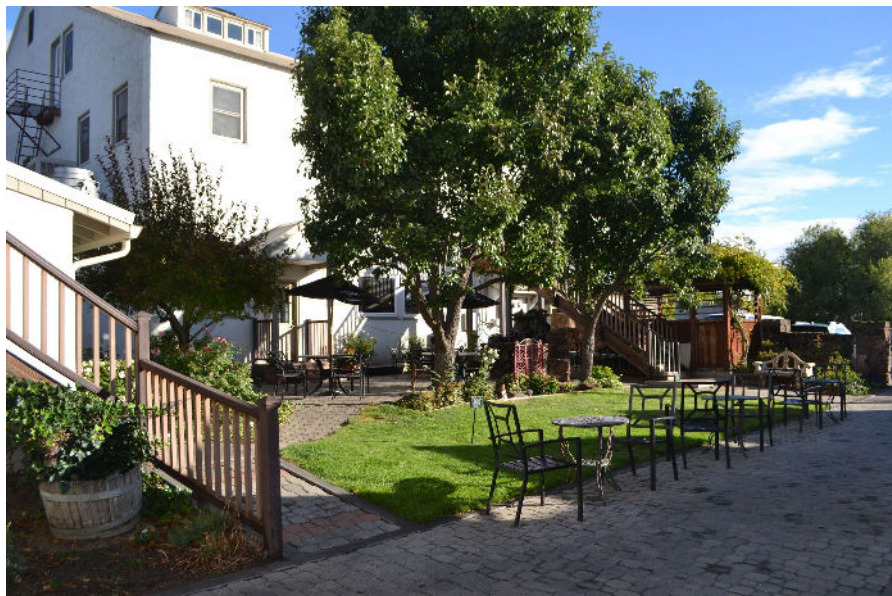
- Third Floor: Two suites
- Room 301: Queen bed, twin beds, lounge area with kitchenette, bath w/tile shower.
- Room 302: Queen bed, two twin beds, lounge area with kitchenette, two baths.
- Both suites open to balcony leading to second floor and courtyard.



Owners Residence



Owners Residence – Attached to the back of the main building. Approximately 1300 sf. First floor has living room, kitchen, one bedroom and bath. Back door opens to private deck and yard surrounded by lava rock privacy fence. Entry door opens to cobblestone side alley. You can also pass through into the hotel office. The Second floor has two bedrooms and one bath.



Courtyard Rooms- First Building

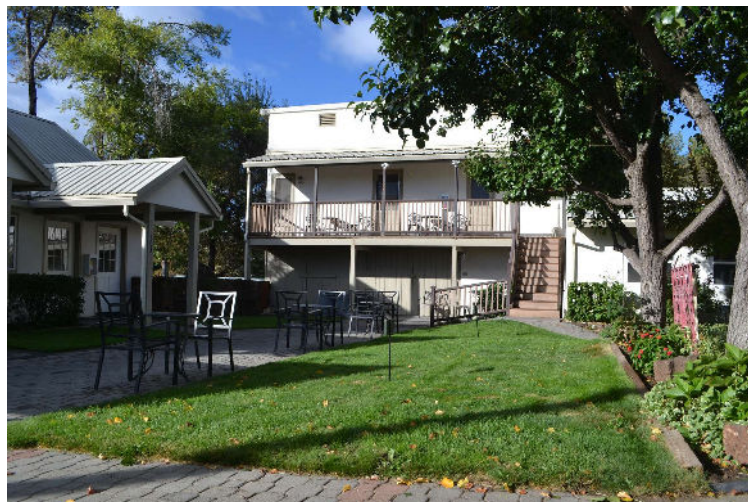
Courtyard – Access from diner, and double gate to sidewalk and Main Street. Cobblestone patio area for tables and chairs, seating for 18. Lava rock water feature, lava rock privacy fence, cobblestone walkways lead to additional guest rooms detached from main building.

- Courtyard Rooms – Single Story Building: Three suites with same amenities.
- Rooms 101-103: Queen bed, lounge area, mini kitchenette, bath w/shower over tub.



Courtyard Rooms - 2nd Building

- Courtyard Rooms – Two Story Building: Two suites with same amenities located on second floor.
- Rooms 201-202: Queen bed, lounge area, kitchenette, bath w/shower over tub.
- First Floor: Single car garage with shop area.



Recreation



A Great Getaway for Golfers

- Fall River Valley Golf & Country Club
- 18 hole golf course with driving range, chipping & putting areas, pro shop and teaching staff.
- Great course - rated 4 stars by Golf Digest
- Open to the public with affordable green fees (\$20 - \$37)
- Golf Digest “Great Value” Award (one of only two in California)
- Just 1 mile from the Fall River Hotel
- Fall River Hotel Offers Golf Packages
 - Double occupancy room
 - Breakfast & Dinner
 - Round of 18 holes golf with a cart
 - Starting at \$130/night/person



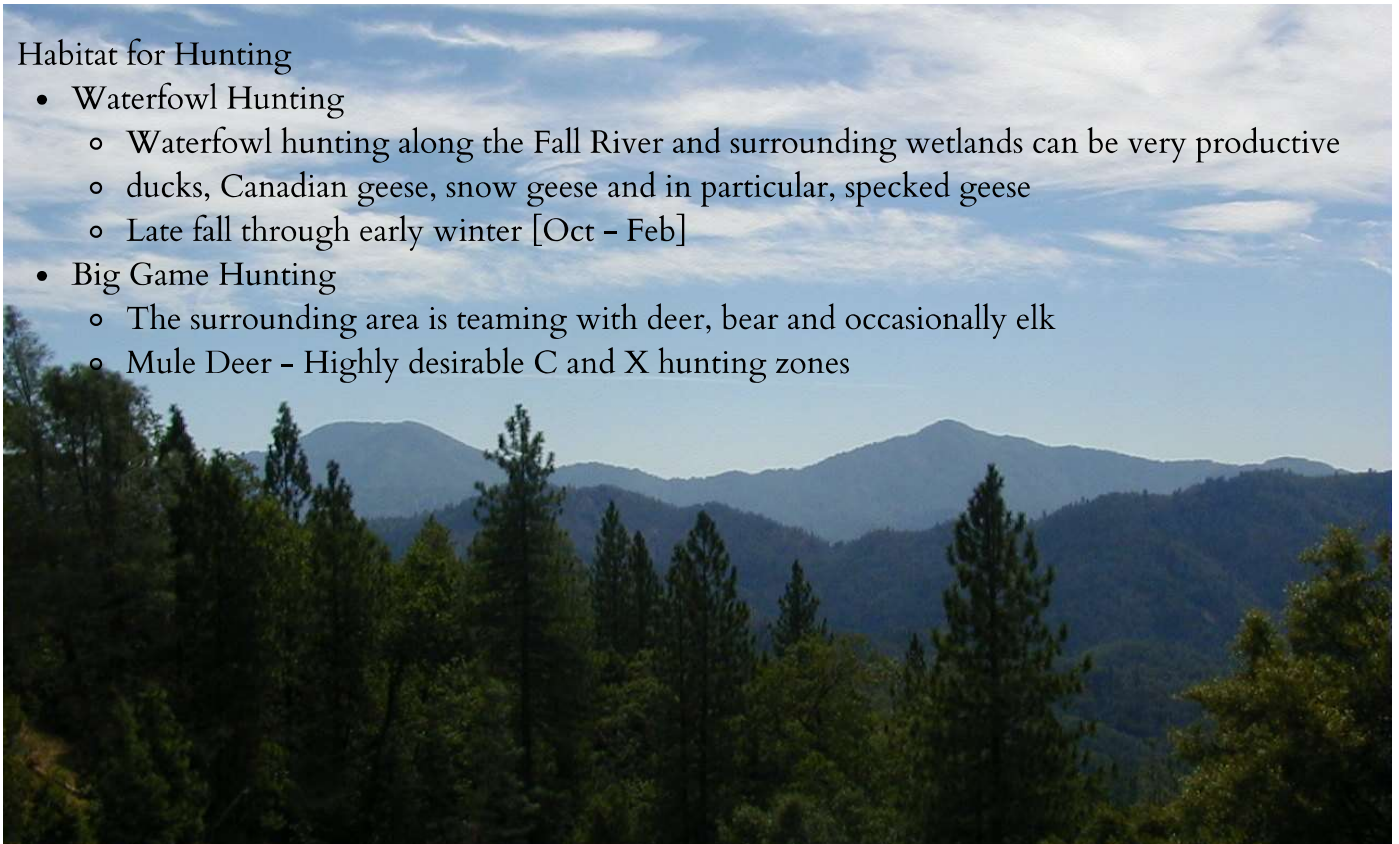
A Favorite for Fishing

- Fall River Valley provides a variety of excellent fishing opportunities
 - Fall River: fish for big trout from a boat in a classic stream creek
 - Hat Creek: bait fishing in upper section; barbless hook catch & release in wild trout section
 - Pitt River: wading and bank fishing river, open year-round, flows out of Lake Britton are managed to create great fish habitat
 - Excellent Lake Fishing, including Big Lake, Baum Lake, Lake Britton
 - Rising River in Cassel - bait fishing
 - Numerous local fishing guides available
- World Famous Hexagenia Hatch On Fall River
 - One of five hexagenia hatch's in California
 - Dry fly fishing on Fall River [mid-June through end of July]

Recreation

Habitat for Hunting

- Waterfowl Hunting
 - Waterfowl hunting along the Fall River and surrounding wetlands can be very productive
 - ducks, Canadian geese, snow geese and in particular, specked geese
 - Late fall through early winter [Oct - Feb]
- Big Game Hunting
 - The surrounding area is teeming with deer, bear and occasionally elk
 - Mule Deer - Highly desirable C and X hunting zones



Birder's Bonanza

- Birdwatching in the Fall River Valley
 - Numerous species that don't see other places
 - Nesting area for Sandhill cranes
 - Bird sanctuary in Big Valley
 - Bald eagles, osprey
 - Ash Creek State Wildlife Area is nearby



Recreation



Endless Bicycling

- Fall River Mills is nestled in a pristine northeastern California valley
- The area offers many opportunities to ride in solitude with commanding views of two of California's famous volcanoes: Mt. Shasta to the northwest and Lassen Peak to the south
- The Fall River Century Annual bicycle ride since 1994 held in mid-July
- Multiple distance options to meet individual needs (25 miles, 100 kilometers, 100 miles, 200 kilometers)
- Proceeds benefit local organizations
- The Fall River Hotel is a founding member of the organizing group and sponsors the ride each year



Come for Kayaking

- Kayaking options for everyone, from class V rapids to calm lakes
- Many Kayaking locations
 - Pit River, Ahwajumi Lava Springs State Park, Fall River Lake, Big Lake, Balm Lake, Crystal Lake, Hat Creek, Lake Britton
- Kayak launch 1/2 mile from hotel in county park
- Local Guides and Outfitters
 - Eagle Eyes Kayak in Burney

Size & Zoning

The Commercial Real Estate consists of 3 parcels.

APN #	Acres:	Zoning / Land Use Code
032-190-023-022	0.27	Commercial - Service
032-190-023-026	0.06	Commercial - Service
032-190-023-017	0.33	Residential Lot - Vacant
032-190-026-000	0.08	Residential Lot - Vacant

Main Hotel building with 14 rooms, cafe, diner & lounge, 2 upstairs courtyard suites, garage/shop, laundry room, kitchen and 1300 +/- sqft residence is located on parcel 032-190-023-022. Single story courtyard suites (3) are located on parcel 032-190-023-026. Parcel 032-190-023-017 is located on the beautiful Fall River bluff overlooking the Pit River and local ranch land. Parcel 032-190-026 is located directly behind the hotel and access from Mechanic Steet.

Location

Fall River Mills, CA:

Fall River Mills is nestled between the Sierra Nevada and the Cascade mountain ranges in the far Northeast corner of Shasta County, California. The town is surrounded by mountains in all four cardinal directions with Mount Shasta and Mount Lassen visible from anywhere in the Fall River Valley.

Elevation varies only slightly throughout the valley floor, ranging from 3,200 to 3,400 feet.

The town of Fall River Mills is located in the Fall River Valley, between the two volcanic mountain peaks of Mount Shasta and Mount Lassen.

Fall River is a spring-fed stream that winds for 16 miles (26 km), mostly through private agricultural land with access points open to the public. The river has rainbow trout fishing holes. Fall River is piped through Saddle Mountain, to end at the Pit 1 Power House. There is white water rafting and fly fishing on the creeks in the area.

The weather can be very cold in the winter, while the spring, summer, and early fall has warm days and cool nights. The town is a traditional Northern California agricultural community. It is known for its wild rice, cattle, hay, lavender, and mint.



Shasta County, CA:

Shasta County was one of the original counties of California, created in 1850 at the time of statehood. The county was named after Mount Shasta; the name is derived from the English equivalent for the Shasta people.





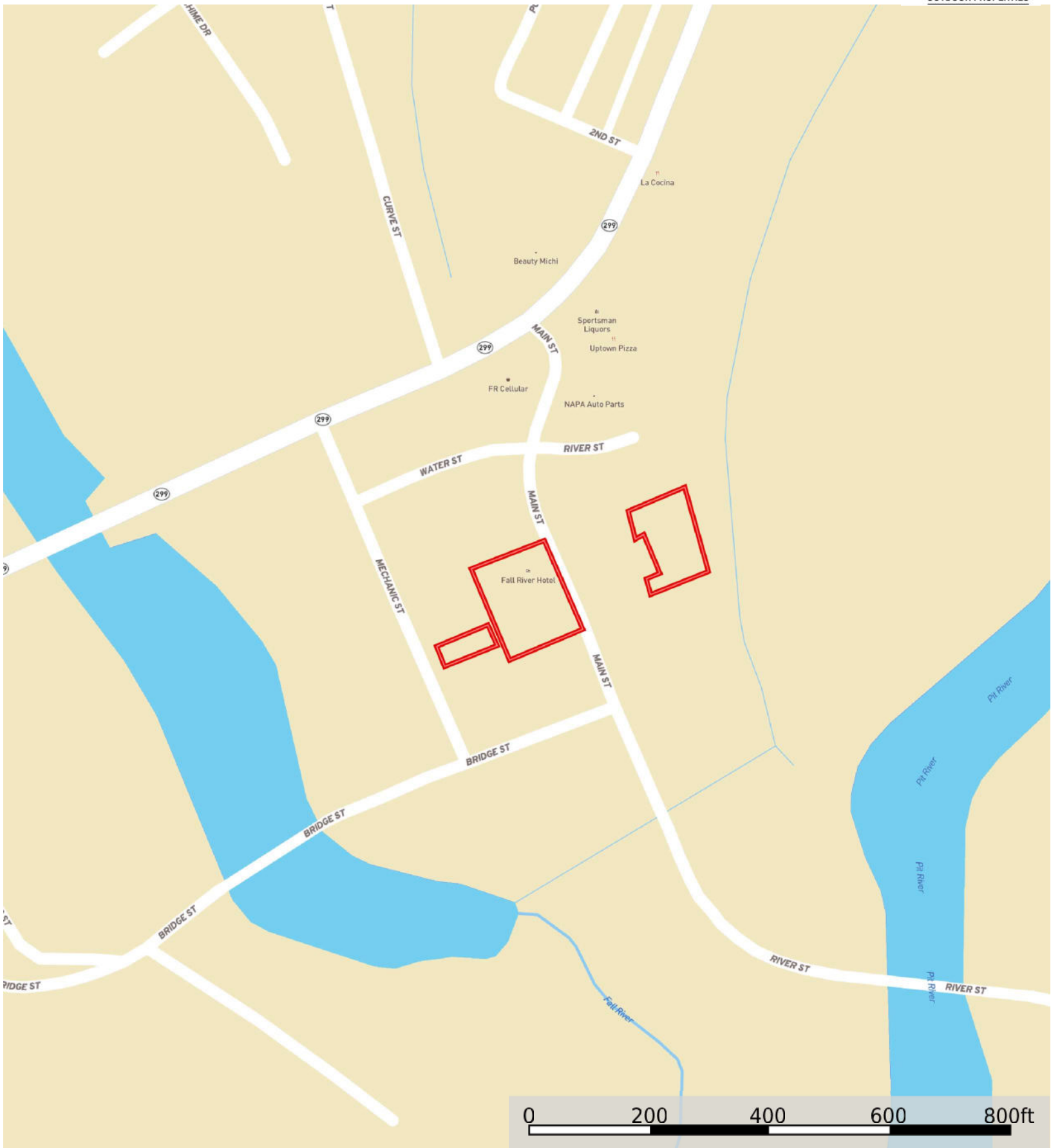
 Boundary

Fall River Hotel

Shasta County, California, AC +/-



→ Direction 1 □ Boundary



 Boundary



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



California Outdoor Properties Inc.

43063 HWY 299 E,

Fall River Mills, CA 96028

Office: (530) 336-6869

www.CaliforniaOutdoorProperties.com

EXCLUSIVE PARTNER OF



LANDLEADER

Donna Utterback | 530-604-0700 DRE #01199200

fallriverproperties@gmail.com

Sara Small | 530-262-2942 DRE #02145262

sarasmall1996@gmail.com