



31880 HIGHWAY 108, STRAWBERRY, CA 95375

STRAWBERRY INN



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PROPERTY INFORMATION



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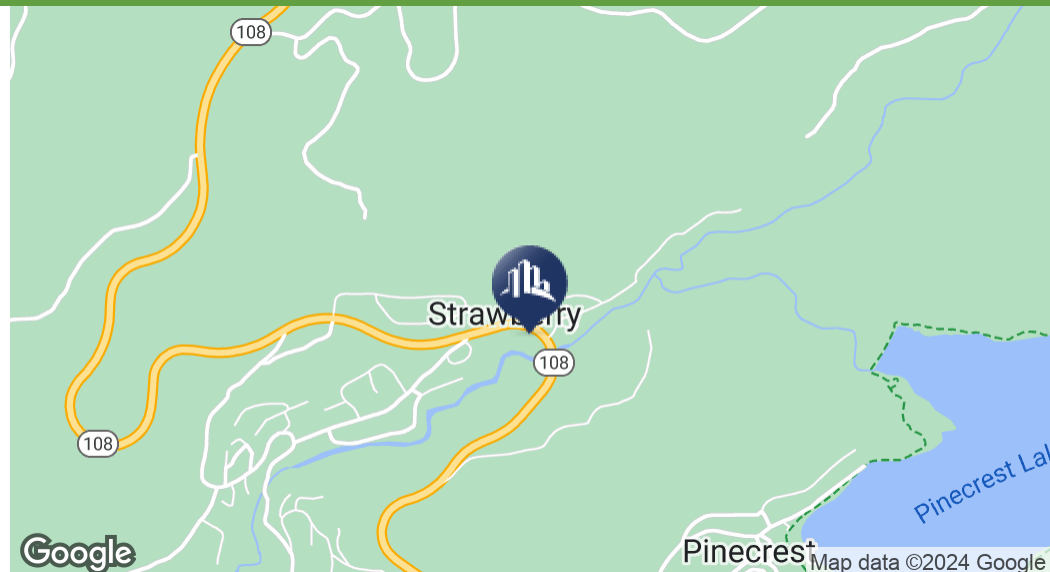
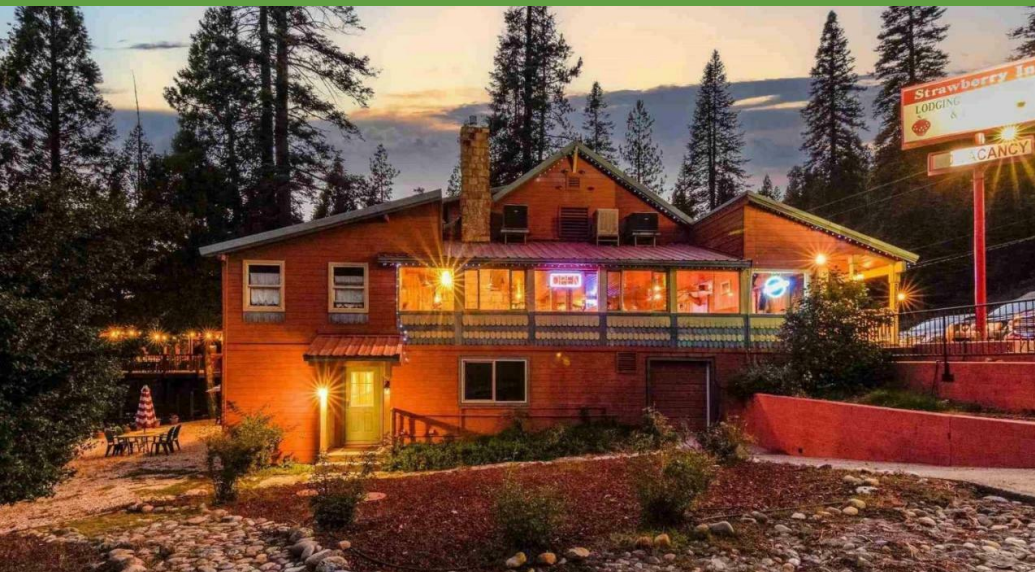
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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	13,960 SF
Lot Size:	1.94 Acres
Number of Rooms:	15
Price / SF:	\$229.23
Year Built:	1939
Renovated:	2021

PROPERTY OVERVIEW

Nestled amidst the serene beauty of the Sierra Nevada Mountains, the Strawberry Inn offers a cozy retreat for travelers seeking both adventure and relaxation. Located in the picturesque town of Strawberry, California, this charming inn combines rustic charm with modern comforts. Conveniently situated near popular attractions such as Pinecrest Lake, Dodge Ridge Ski Resort, and the Stanislaus National Forest, the Strawberry Inn serves as an ideal base for outdoor enthusiasts. Guests can explore nearby hiking trails, go fishing in pristine mountain streams, or simply bask in the natural beauty of the area.

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EXECUTIVE SUMMARY // 4



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The main building is approximately 11,560 SF and it houses fifteen lodging units, a bar, and a restaurant.

All rooms have attached bathrooms and heating & air-conditioning. Room amenities include TV, coffee maker and hair dryer. There is a coin operated laundry located at the property for guest use. Eleven rooms have two queen beds, three rooms have one queen bed, and one room has one king bed. Some rooms are furnished with a pull-out sofa bed or futon.

The restaurant serves breakfast, lunch and dinner and seats thirty-six with a river view dining room. The bar has a full liquor license and seats approximately 65 - 52 seats and fifteen bar stools.

A gazebo is connected to the building by a walkway. It is a two-story structure that seats seventy-two on the upper floor and seventy-two on the lower floor.

In addition to a fully equipped commercial kitchen and walk-in freezer and refrigerator, the building has ample storage rooms and a laundry room for in-house laundry.

The second structure at the property is a private residence that is approximately 2,400 SF. It comprises of four bedrooms, three bathrooms, a full kitchen, and a two-car garage.

Located on a 1.94-acre (84,506 SF) lot, the original property was built in 1939 and was renovated in 1992, 2003 and 2021.

Electricity is provided by PG&E. Propane supplier is Campora. Water is supplied by Del Oro Water. The main building is connected to four septic tanks and the private residence has a separate septic tank.

The entire property can be powered by a 105 KVA generator that runs on diesel. The foundation has concrete footings and stem walls framed to the first floor. The structure is wood frame with wood siding and the roof is metal.

LOCATION DESCRIPTION

The property is located in unincorporated Strawberry in Tuolumne County, just off California scenic highway 108. California state highway 108 runs from the Central Valley across the Sierra Nevada via Sonora Pass. The Stanislaus River flows behind the property and hotel guests have direct access to the river.

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Historic Property
- Lodging, dining & events
- 15 lodging rooms
- Bar & restaurant seats 100
- Outdoor event space including gazebo
- River-front property
- High Sierra year round activities
- Ideal for an owner-operator
- Room for growth
- 105 KVA generator for back-up power
- 2,400 SF residence on-site
- Sonora - 32 Miles
- Stockton - 92 Miles
- Sacramento - 136 Miles
- San Francisco - 162 Miles
- Great fishing destination
- Close to Pinecrest Lake
- Close to Dodge Ridge Ski Area
- Close to Leland High Sierra Winter Play Area

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COMPLETE HIGHLIGHTS // 6

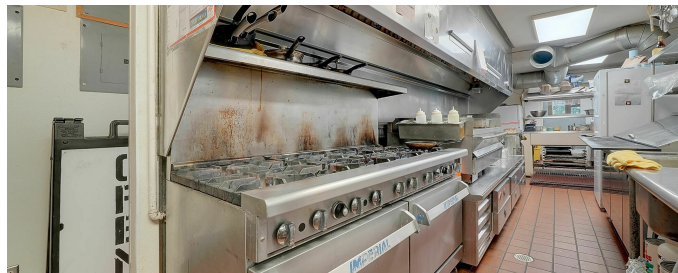
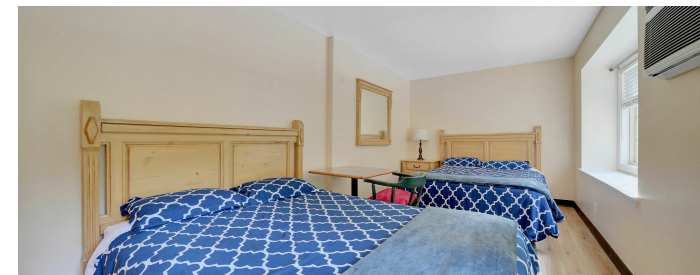
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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 7



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LOCATION INFORMATION // 8



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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 9

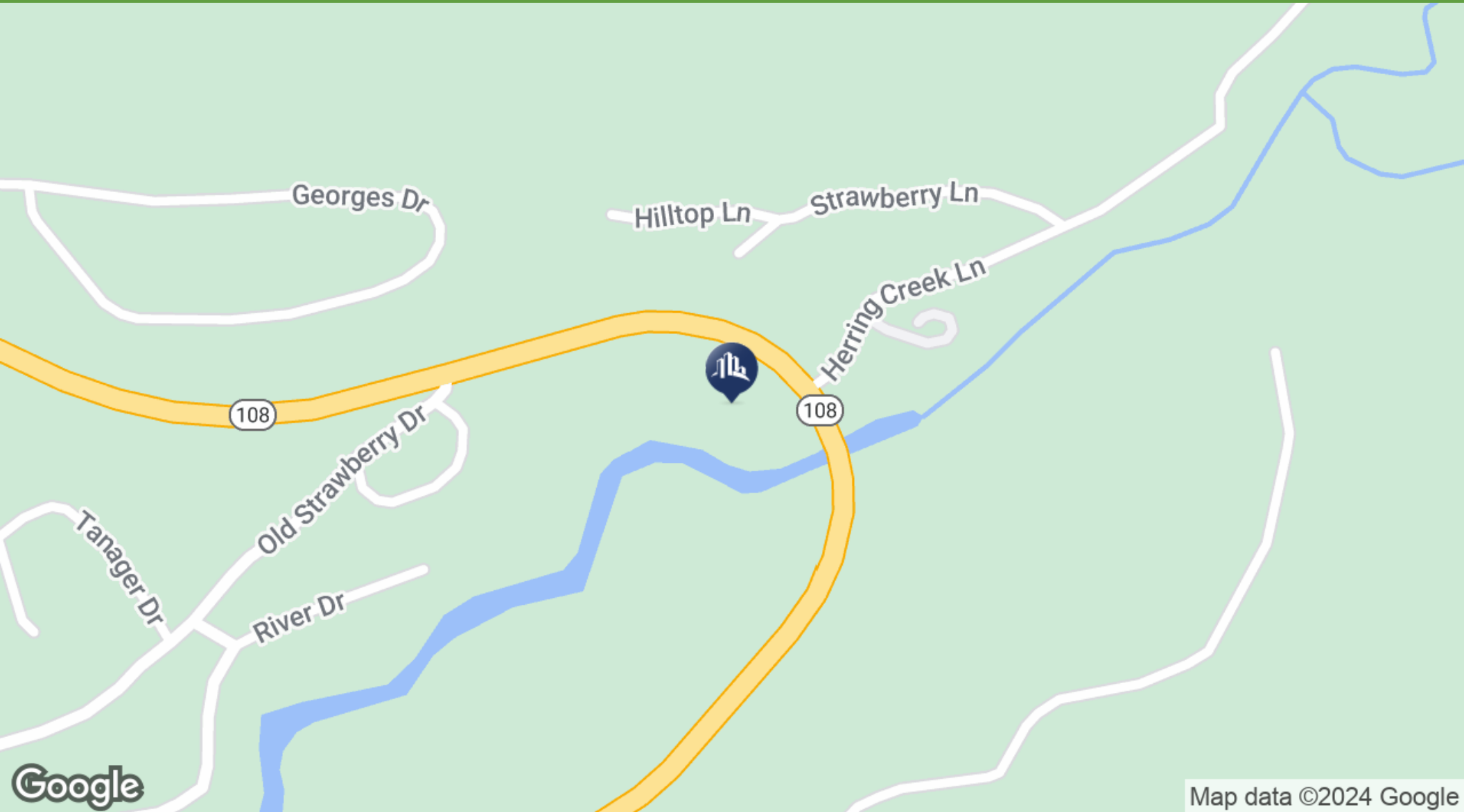


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LOCATION MAP



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LOCATION MAP // 10

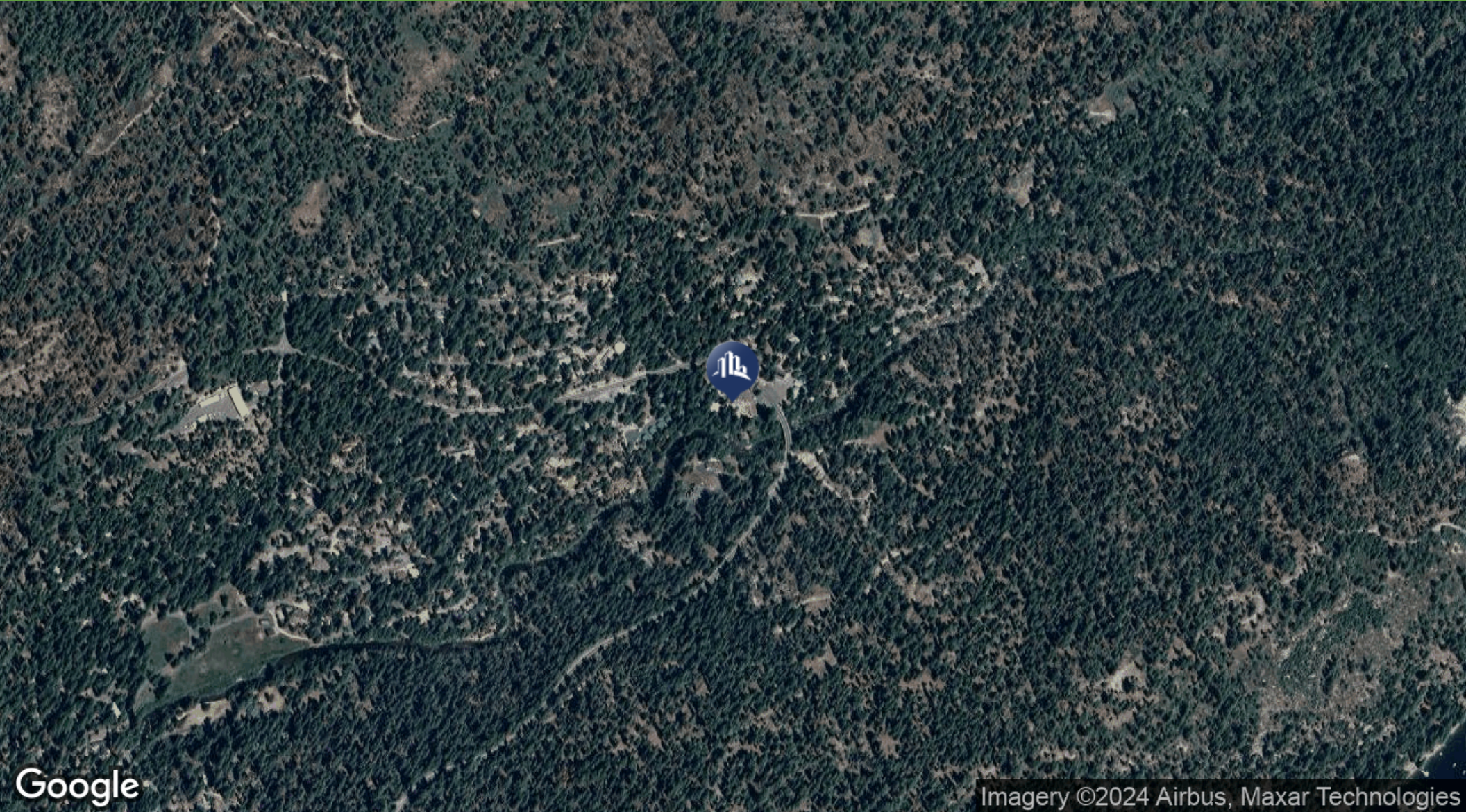


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LOCATION INFORMATION

AERIAL MAP



Google

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AERIAL MAP // 11



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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT



	1 MILE	10 MILES	30 MILES
Total population	3	472	73,415
Median age	52	49	49
Median age (Male)	53	50	48
Median age (Female)	51	49	49
Total households	2	221	32,199
Total persons per HH	1.5	2.1	2.3
Average HH income	\$92,628	\$96,984	\$108,477
Average house value	\$613,247	\$531,096	\$502,047

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT // 13

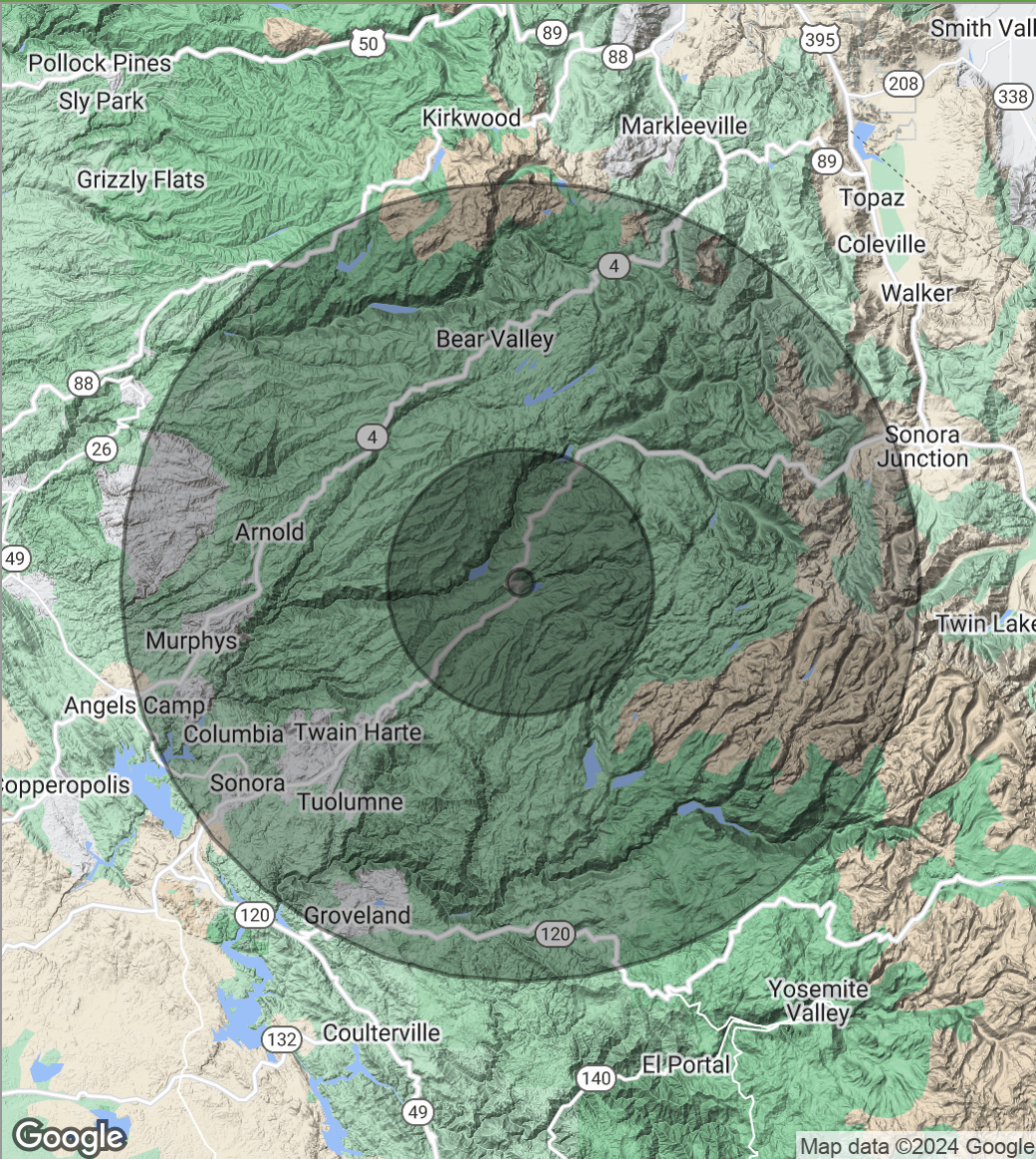


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DEMOGRAPHICS

DEMOGRAPHICS MAP



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DEMOGRAPHICS MAP // 14



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