

## 54620 N. Circle Drive Property Details    \$1,250,000

- LOCATION, LOCATION, LOCATION!! This is one of the last buildable commercial lots available in Idyllwild. .75 acre commercial zoned, partially developed lot located in heart of Idyllwild. 2 minute walk to center of town.
- Entitled Plot Plan (PPT190033) for 12 room hotel with swimming pool. This includes all necessary Environmental Impact reviews, Archaeology, Paleontology, Botanical, Oak Tree Mitigation and Biological Reviews. Approved and Issued by County of Riverside.
- **Although it was approved as a hotel, there are other potential uses that would likely be approved utilizing the existing site plan/footprint.**
- Issued Grading Permit (BGR 2200400) and corresponding Retaining Wall Permit (BWL 2302888) necessary to complete project footprint (site pad, parking, swimming pool etc.) Permit is issued, construction can begin now.
- Hotel plans received preliminary approval during plot plan process. These plans are complete and are fully engineered structural/mechanical and ready for final submittal prior to start of construction.
- Phase 1 complete, Innkeepers Cottage (potential Villa Unit) built in 2024. 1 bed, 1 bath, office and large back deck. Matching storage shed.
- Preliminary infrastructure in place to include 1.5" water meter and 6" sewer tie in.
- Concrete and wood perimeter wall on both sides of property.
- **BONUS: 60 gpm water well!** Potential public use (50 foot concrete seal). New pump system and water tested no impurities. 500 feet deep, probable aquifer after going through 75 feet of bedrock. Endless possibilities with virtually unlimited pure mountain water.
- Domain names "thehotelidyllwild.com" and "hotelidyllwild.com" included as well as Riverside County FBN "The Hotel Idyllwild".