

Jot's Resort & The Rod 'n  
Reel Restaurant and Bar  
Sale Price: \$5,200,000

**FOR SALE**

94360 Wedderburn Loop Rd.  
Gold Beach, Oregon



*An Oregon Coast Destination for 40 Years!*



**COMPASS**  **Commercial**  
Navigating Your Success REAL ESTATE SERVICES

**Dan Kemp, Broker | Peter May, CCIM**  
600 SW Columbia St., Ste. 6100 | Bend, OR 97702  
541.383.2444 | www.compasscommercial.com

  
**Signature**  
REALTY LLC

**Paul Grout, Broker**  
Signature Realty LLC  
541-601-6000

**kw** SOUTHERN OREGON  
KELLERWILLIAMS REALTY

**George Jacoby, Broker**  
1025 Court Street | Medford, OR 97501  
928-242-9474 | www.kw.com



**FOR SALE**

94360 Wedderburn Loop Rd.  
Gold Beach, Oregon

**Hotel and Restaurant Business & Real Estate**

**Sale Price: \$5,200,000**

**Business Details**

**Business Name:** Jot's Resort & The Rod 'n Reel Restaurant and Bar

**Website:** www.jotsresort.com

**Year Established:** 1978

**Employees:** Jot's Resort has an estimated 15 to 25 employees.

The Rod 'n Reel has an estimated 10 to 15 employees.

**Curry County Zoning: (Section 3.150)** Light Commercial Zone (C-1) Purpose of Classification: The C-1 zone is designated to be applied to areas such as community shopping centers and business districts which cater to the needs of nearby residential areas.

- Outright Permitted Uses: (Section 3.151)**
- Multiple-family dwelling.
  - Hotel or motel.
  - Dinner-entertainment club, lounge or tavern.
  - Hospital, sanitarium, medical or dental clinic.
  - Retail or service establishment of a light commercial character and conducted within a building which will not be detrimental or obnoxious to the neighborhood in which it is to be located.
  - Recreational vehicle trailer park/rural or urban, or campground.
  - Church, school or community building for public or non-profit organizational use.

**Highlights**

- 102-room hotel
- Rod'n Reel Restaurant included in sale
- Great upside potential
- Apartment or timeshare conversion potential for one of the buildings
- Resort owns 10 additional condos that are being sold separately
- Full offering memorandum available with signed NDA

**Property Description**

Jot's Resort is located in Gold Beach and on the Southern Oregon Coast. Easy to find, Jot's Resort is located on the bay of the Rogue River at the north end of Gold Beach's Rogue River Bridge. The facility has 102 rooms, an onsite restaurant, tackle and gift shop, moorage and marina, indoor pool, jacuzzi, sauna, fitness center and guided fishing trips. Established in 1978, Jot's Resort has been an Oregon Coast destination for visitors for 40 years.

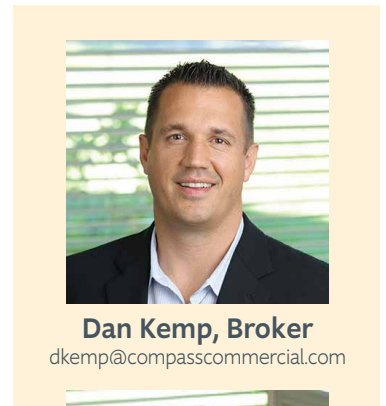
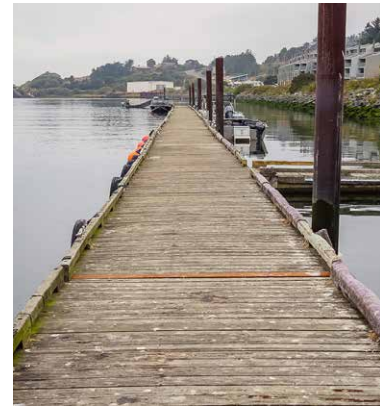
Jot's Resort offers a variety of rooms: single queen, two doubles, two queens, single king, jacuzzi king, two-queen family suite, and larger condo units.





FOR SALE: Jot's Resort

94360 Wedderburn Loop Rd., Gold Beach, Oregon



**Dan Kemp, Broker**  
dkemp@compasscommercial.com



**Peter May, CCIM**  
pmay@compasscommercial.com

**COMPASS** Commercial  
REAL ESTATE SERVICES

**541.383.2444**

Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.