

Crisis Response International Mission Base

2494 Camp Jaycee Rd. Blue Ridge, VA 24064

Size: 84.208± acres at 70± acres forest/ 14± acres mixed use.

Zoning/Conforming: AP-Agriculture Rural Preserve District / Yes. This district contains land used as farmland, woodlands, and widely scattered residential development.

Note: Since 2019, this property has been a training and events facility for internal use with Crisis Response International, not a kids' summer camp. We do not have net income data for it, and we do not have access to the prior owner for that information.

Description: Nestled against the breathtaking backdrop of the Blue Ridge Mountains, this expansive property offers an unparalleled opportunity for investors, retreat operators, or event planners seeking a versatile, turnkey property in the heart of Virginia's Roanoke Valley. Located just minutes from US-460 in Montvale, Virginia, this meticulously maintained property combines serene natural beauty with modern, high-quality facilities, making it ideal for a wide range of uses, including retreats, weddings, summer camps, children's camps, corporate events, or agricultural ventures. Gently rolling terrain features a small fishing and swimming lake with a dock, fenced pasture and raised garden beds, lush woodlands, and open fields, creating a picturesque setting for guests and visitors. The property has undergone significant upgrades since 2019, enhancing its appeal and functionality.

Standout features include:

- Fully operational 60,000-gallon Olympic-sized swimming pool with handicap access.
- Fishing and swimming, lake and creek.
- Outdoor Gym/Warehouse.
- Multi-functional dining hall, commercial kitchen, with w/offices.
- An updated auxiliary building/canteen with/ great interior and exterior meeting spaces.
- 8 Cabins all with bathrooms, heat/AC.
- RV Spots has an electrical and water hookup and a bathhouse.
- Horse barn, fenced pasture, raised garden beds/farming area, and apiary.
- Trails, Obstacle Course, Large campfire gathering area.
- Playground, Sand Volleyball area, 9-hole Mini Golf Course.
- Two covered pavilions.
- A 2,500-gallon/day wastewater system and private well ensure self-sufficiency.

Living spaces include:

- Seven 1200± ft² cabins can accommodate 10 triple bunks (current setup w/10 dual bunks), bathrooms, heat/AC.
- One 1200± ft² 3-bed/2-bath recent remodeled lodging with heat/AC.
- One 2,500± ft² 3-bed/2.5-bath single-family residence, heat/AC.
- One 4,300± ft² dorm (former infirmary) heat/AC.
- One 1,500± ft² (insert magnolia here) heat/AC.

Greater Property Details

THIS MAP IS A LINK AND IS INTERACTIVE WITH PICS AND DETAILS

Click it to explore each feature.



A brief video of our property is [HERE](#)

Our Facebook Marketplace Listing is [HERE](#)

Our LoopNet Listing is [HERE](#)

Our most recent pictures with location labels are [HERE](#)

For further information please reach out to Evan Malone: 631-664-0739 Central Time.

Or email at evan@criout.com

PROPERTY FEATURES

Dining Hall/Commercial Kitchen/Offices: (6,264± ft² single-story, wood-framed/sided)

This multi-functional dining hall boasts a fully equipped commercial kitchen and offices, it is perfect for hosting large gatherings or educational programs. As a conference building it is complete with meeting spaces and a small stage, is ideal for corporate retreats, workshops, or performances.

- Current Dining Occupancy setup for 150 (expandable to 300+ w/office & stage removal)
- 2200± ft² main space, Dining Hall with central air, and 180± ft² stage
- Additional 270± ft² covered patio, 216 ft² merch area, additional bathrooms
- 5 offices in 1,612± ft², w/split AC, w/bathroom
- Lots of storage, current living room area with w/couches, TV over the fireplace
- Dining Hall: (81) chairs, (12) 8' tables
- Commercial 1,860± ft² kitchen, 120± ft² pantry, 600 amp commercial service, Dishwasher, Stove, Flat Top, Ovens, Tilt Skillet, Slicer, Ice Maker, Coffee Maker, 2 Walk-ins total 130 ft², 45 LF stainless prep counters for 20 LF of coffee and service counters
- Updates: 2025 New Sherwin-Williams exterior paint

“The Roost” - Multi-Use Rec Hall: (3,088 ± ft² single-story, wood-framed/sided)

An updated multi-use building with great interior and exterior, and large meeting spaces. Currently set up as a snack shop/open living hangout with large open program space.

- 1933± ft² carpeted, open meeting space for programming
- 800± ft² canteen/wetbar setup: drink cooler, mini fridge, toaster oven, Keurig
- 575± ft² exterior decking /patio w 11 tables, 18 chairs
- Interior Furnishings: 8 oak tables, 20 chairs, four couches
- Fireplace in the main entry room
- Men's and women's bathrooms
- 80± ft² storage
- Updates: 2025 New Sherwin-Williams exterior paint

Cabin 1 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin-Williams exterior paint

Cabin 2 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 3- Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 4 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks

- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 5 - Lodging: (950± ft² single-story, wood-framed/sided)

Recently updated to a charming and modern single-family residence, strategically located in the middle of the cabins.

- 3bed/2baths
- Laundry room
- Dining room
- Fully furnished kitchen with stove/oven, microwave, coffee service, and refrigerator
- Fully furnished rooms with bedding, dressers, towels, and toiletries
- Living room with faux fireplace (aux heat), furnished with couches and a coffee table
- Heat/AC w/shared 200amp service
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 6 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 7 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and 2 showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

Cabin 8 - Lodging: (1200± ft² under same roof @ 960± ft² heated/cooled 240± ft² covered patio single-story, wood-framed/sided)

Designed with cabin time in mind, the attached exterior meeting space is just outside the bunk room.

- Set up with w/10 dual bunks, can accommodate 10 triple bunks
- No-step, level entry for disabilities, wheelchairs
- 2 toilets and two showers in the bathrooms
- Heat/AC
- Updates: 2025 New Sherwin Williams exterior paint

“White Oak” - Single-Family Residence: (2480± ft² Two-story, wood-framed/sided)

This strategically positioned home is perfect for on-site staff lodging and is adjacent to the cabins. Shares 4 parking spaces with “Red Oak”.

- 3 bed/2.5 bath
- Upstairs: 3 Bedrooms and two baths, kitchen with a w/refrigerator and stove
- Downstairs: Walk-out basement, current setup studio apartment, kitchen with w/refrigerator, stove, microwave, and half bath
- Large open area downstairs with a w/kitchenette and a current studio apartment setup
- Large resource closets upstairs and downstairs
- Large meeting area downstairs
- Updates: New Sherwin Williams exterior paint 2025, complete interior paint 2024, New A/C 2024

“Red Oak”- Shared Dorm Residence (previous infirmary): (4,320± ft² with 2,160± ft² finished main floor/2,160± ft² unfinished walkout basement, wood-framed/sided)

This previous infirmary is also strategically positioned by the cabins as a shared dorm residence for on-site staff or event dorm-style lodging. It shares 4 parking spaces with “White Oak.”

- 5 bed/2bath Main Floor
- Refrigerator
- The basement is currently used for storage
- 200 amp service
- Bunks and Beds throughout
- AC/Heat
- Laundry
- Updates: 2025 new Sherwin Williams exterior paint

“Magnolia” - Single Family Residence: (1,500± ft² on main floor wood-framed/sided)

This single-family residence is strategically located at the camp entrance. Away from the main camp area, it offers privacy, is adjacent to paved parking, and is one of the first buildings seen on the property. It can be easily converted into offices or a program building.

- 4Bed/2Bath on main floor
- Full kitchen (2 refrigerators, stove, microwave, coffee service)
- Upstairs unfinished
- Great deck
- The basement houses a camp water system
- Heat/AC
- Private parking for 4-6 vehicles in circular drive
- Updates: New Sherwin Williams exterior paint 2025

Warehouse/Gym Space - (6,000± ft² pre-fab steel beam)

Currently functioning as a warehouse, this massive building has open access on one side, allowing equipment and vehicles the ability to enter and exit. Can accommodate multiple basketball and tennis courts.

- Concrete Floor, 100-amp Service, lighting, and loft
- 2 smaller auxiliary areas, one is plumbed to be a bathroom or converted to laundry

Main Pavilion A-Frame - (2,528± ft² under roof @ 2,063± ft² open floor/455± ft² stage)

- Concrete Floor, 100 amp service
- 2 Auxiliary sheds and outdoor cooking area
- (10) 12' picnic tables
- Updates: New dynamic lighting and \$18,000 Sound System in 2024, New Sherwin-Williams Paint in 2025, New Sherwin-Williams Stain on Tables in 2025

Fishing/Swimming Lake - (1.4 Acres)

- 1,000± ft easy access shoreline
- 300± ft² dock
- watercraft access for paddleboats, canoes, kayaks, and rafts

Lakeside Pavilion - (1800± ft² under roof @ 900± ft² interior and 900± ft² covered patio)

- Bathroom
- Picnic tables

RV Area:

- Operational and in use Fall 2025
- Gravel Lot
- 7 large spaces can accommodate any size
- Water and Electrical hookups
- If RVs have a macerator pump, the greywater dump station is accessible

Bathhouse (600± ft² single-story concrete block)

This shower and bathroom facility is strategically positioned to be used by both the RV guests and the Pool guests.

- Men's and Women's Showers
- Bathrooms

Olympic-Size Swimming Pool

- Operational and in use Fall 2025
- 60,000 gallons
- ≈ \$1,000 in chemicals per summer/fall season

Horse Barn - Livestock Care: (1800± ft² wood-framed/sided)

Connected to fenced pasture and adjacent to fenced garden area, it is currently used for the care of goats, sheep, chickens, and turkeys.

- Tack Room
- Feed Room
- 4 Stalls
- Chicken Coop
- Brooder Boxes
- Hay room and loft
- Approximately 2 acres fenced pasture adjacent
- Frost-free water in the barn
- Electrical and lighting

Designated Garden Space -

- Ability to have great raised beds, we have done that many years
- Currently setup for cover crop
- .8 acres fenced garden area with a small orchard
- Apiary hardware currently on site, we may sell it separately
- Water and power from the adjacent warehouse

9-Hole Mini Golf Course-

- Not operational 2025

Campfire Circle

- Operational Fall 2025
- Huge gathering area
- Bench Seating
- Centrally Located

Sand Volleyball Court-

- Operational Fall 2025

Playground Area-

Adjacent to the creek, volleyball, and dining hall.

- Swingset
- Bridge
- Gazebo

Obstacle Course-

Designed for extreme exercise and endurance.

- Extremely well-built
- Design informed by Special Forces
- Meant to challenge the most physically fit
- Balance beam, Confidence Climb x2, Rope Swing, Zip Line (Platforms need to be completed) and more on this course

Vehicles - Go with the property

- Husqvarna Mz61 Zero Turn 61" Mower
- Farm Tractor

Roads -

- Gravel refreshed 2024
- Approximately 4,000 Ln Ft. of roads on our property