

AMERICAN MOTEL



SALE PRICE

\$210,000* (includes real property and FF&E)

*Sold on assessed value plus site improvement costs

PROPERTY INFORMATION

10-room fully operating motel of brick construction with additional rental trailer house

Bldg Size: 3,300 SF

Parcel Size: +/-2.6 acres (+/-113,256 SF) with highway frontage

Zoning: Commercial

Taxes: \$4,495.32

- Highway frontage for U-haul trailer sales and ample frontage parking
- 2015 upgrade to city sewer (cost of improvement \$30,000)

COMMENTS

- Located with easy access to freeway or Aberdeen connector
- Strong demand for "Extended Stay" making it ideal for extended stay contractors
- Ample space to build additional units

INCOME INFORMATION

Room Rent: \$40,000

U-Haul: \$5,000

- Motel operates on positive cash flow
- Owned passively and operating with live-in management
- Daily rental base off season



Request Additional Information:

Chip Langerak

Call 208-535-9905

chip@arthurberry.com