

**Aurora Borealis
Motor Inn**
635 Business Loop I-75
St. Ignace, Michigan 49781



Market Area:

The Aurora Borealis Motor Inn is centrally located on the I-75 Business Loop between the Downtown Business District of St. Ignace and the Mackinac Bridge one-mile east of the bridge tollgate. St. Ignace, on the Upper Peninsula, is joined by the 5-mile long Mackinaw Bridge, which links the town with Mackinaw City. Ferry service to Mackinac Island is available from the downtown harbor. Regionally, scenic US Highway 2 heads west from St. Ignace along Lake Michigan to Escanaba. St. Ignace is home to what is reportedly the world's largest all-category auto show held the last weekend in June. Nearby attractions include Father Marquette National Memorial, Fort De Buade Museum, The Museum of Ojibwa Culture, Mystery Spot, and Kewadin Shores Gaming Casino. The Northern Lights Restaurant is conveniently located next to the hotel.

Property Description:

The 56-room Aurora Borealis Motor Inn is a two-story, exterior corridor, limited-service, independently operated, seasonal hotel, located on US Highway 2, in the popular summer tourist mecca of St. Ignace. The hotel features a variety of room types including 27 rooms with one queen bed, 23 rooms with two queen beds, and 6 rooms with two double beds. All guest rooms are air-conditioned and have color televisions w/cable, telephones, coffee makers, tub/shower combinations, and high-speed wireless Internet access. The hotel offers an attractive office and private living quarters. There is ample on-site paved parking.

**Web
Address:** www.auroraborealismotorinn.com

**Asking
Price:** \$2,400,000 Fee Simple

Contact:

Gary Smith or Meril Dean at (231) 941-1777. Do not contact the management or hotel staff. **SMITH DEAN BURGETT** is the seller's agent and will be compensated by the seller

The seller or seller's representatives have furnished the information contained herein and contained in any supplemental documents. The submitting broker is not responsible for misstatements of facts, errors, omissions, or withdrawal of the property from the market without notice. Prospective purchasers are urged to perform their own due-diligence.