

**Knights Inn**  
1120 Buck Road  
Rossford, OH 43460  
(Exit #197 off I-75)



**Market Area:** Rossford is located in Wood County, Ohio, along the Maumee River in the Toledo metropolitan area, at the intersection of two major Interstate Highways I-75 and I-80/90. Conveniently situated to several major metropolitan areas: 1 hour from Detroit, 2 hours from Cleveland and Columbus, 3 hours from Cincinnati and less than 4 hours from Chicago.

**Property Description:** 148 rooms, guest laundry and truck parking, and outdoor seasonal pool, Free WI-FI in the lobby and all hotel rooms have coffee makers.

**Comments:** The property is in good condition having undergone many renovations and upgrades the last 24 months. The business is consistent and steady with an influx of oil workers in the area every two years providing a scheduled revenue increase. The hotel is a great opportunity for a hands on owner operator.

**Attractions:** This hotel is conveniently located right off I-75 at exit #197. Downtown Toledo, The Toledo Zoo, and Toledo Museum of Art are all within 10 minutes. University of Toledo is 15 minutes away and Bowling Green State University is 25 minutes away. The Toledo Express Airport is within 20 minutes as well as many other demand generators that are within a few miles. There is a 24 hour restaurant next door to the hotel and other dining options are nearby the hotel as well as retail shopping and other attractions and recreational activities.

**Web Address:** <https://www.wyndhamhotels.com/knights-inn/rossford-ohio/knights-inn-rossford-toledo-south/overview>

**Asking Price:** \$3,000,000 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.