

AMERICAS BEST VALUE INN

1300 Spring Street
Petoskey, Michigan



Web-site: www.redlion.com/petoskey

Location: 1300 Spring Street, Petoskey, MI 49770

Petoskey is located on the shores of Lake Michigan's beautiful Little Traverse Bay in northwest lower Michigan and is known for its fresh air, spectacular beauty and of course, Michigan's state stone, the Petoskey Stone. Several other waterfront communities surround Petoskey and comprise the Petoskey Area.

Facilities: 81 rooms, including jacuzzi rooms, fitness center, and indoor pool and spa. This 2 story hotel has interior and exterior corridors. There is also a 2 bedroom managers apartment on-site. All hotel rooms offer high speed wireless Internet access as well as a microwave with mini-fridge and coffee makers.

Comments: This budget hotel is situated on a premium corner lot in very good traffic corridor. The hotel is a great opportunity for an owner operator with living quarters on-site. Out of state owner cannot properly watch over the hotel.

Attractions: The Petoskey downtown business district (Historic Gaslight District) and waterfront are nearby. There are many other demand generators such as the Petoskey State Park, Little Traverse Wheelway, Odawa Casino, Bear River Valley Recreation Area, Mackinaw Trail Winery, Maple Moon Sugarbush and Winery, Petoskey Farms Vineyard & Winery, Walloon Lake Winery, Crooked Tree Arts Center, Little Traverse History Museum.

The Bay Harbor Golf Club, North Central Michigan College and Petoskey State Park are within 5 miles of this hotel. Little Traverse History Museum and Mackinaw Trail Winery are a 6-minute drive away. Avalanche Bay Indoor Waterpark is 15 miles from the property.

Asking Price: \$1,625,000- All Cash.

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 information contained herein and contained in any supplemental documents has been furnished by the seller or seller's representatives. 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.