SMITH DEAN BURGETT
HOTEL INVESTMENTS

Continental Inn
613 North Main Street
Cheboygan, Michigan 49721

Facilities: The Continental Inn is a two-story hotel with exterior corridors featuring 41 rooms, manager quarters, and office/lobby. The buildings total square feet is approximately 16,416 and is situated on .80 acres of land with 347 feet frontage on Main Street and Huron Street. The hotel offers free wireless Internet access, ample parking and an attractive exterior. The property could possibly be converted to a budget franchise.

Comments: The hotel is ideally located right in town on the corner of North Main St. (M-27) and the US-23 junction within minutes of many demand generators including nearby dining options as well as an abundance of retail shopping and recreational activities.

Local Attractions: Only 15 minutes from the Mackinac Bridge and historic Mackinac Island. The area offers miles of groomed snowmobile trails and cross-country trails. A "Recreational Paradise" with many year round outdoor activities. The Inland Waterway is a 42 mile stretch of crystal clear rivers and lakes. Starting at Lake Huron the waterway flows from the Cheboygan River to Mullet Lake to Indian River to Burt Lake to Crooked River finally ending at Crooked Lake. Several beaches and sandy play areas can be found along the waterway as well as stops for gas, food and drink, dining and a few of the best State Parks in Michigan all providing easy access for boaters.

Asking Price: $825,000 - 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.