

AMERICA'S BEST VALUE INN
112 Old US Hwy 31
Mackinaw City, Michigan



Market Area:

Mackinaw City is the perfect vacation destination at the base of the Mackinaw Bridge on the shores of the Straits of Mackinac. The Mackinac Bridge is one of the longest suspension spans in the world. The Mackinac Bridge stretches for 5 miles and connects the Upper Peninsula and Lower Peninsula of Michigan. The Village of Mackinaw City is host to over 1.2 million visitors each year who enjoy the area's scenic beauty. There are many landmarks for tourists to visit like Colonial Michilimackinac, Old Mackinac Point Lighthouse and Historic Mill Creek Discovery Park. There are many shopping and dining opportunities located in Mackinaw City including more than 100 shops that line Central Avenue. Ferry Boat Service is available to Mackinac Island departing several times per day. The America's Best Value Inn is accessible regionally via Interstate 75 and US Highway 23, and locally via Old US Hwy 31 and Nicolet Street. It is the first branded hotel off I-75, exit #337 northbound. It is located across from the Odawa Casino.

Property Description:

The America's Best Value Inn is a 73 room, one & two-story, exterior corridor hotel, featuring large well-appointed office, which adjoins an on-site managers apartment, Mackinaw City's largest indoor swimming pool, breakfast building and deck, guest laundry, commercial laundry, off-street paved & lined parking. Guest rooms feature electronic door locks, smoke detectors, and include a mix of Queen, Queen/Queen, Double/Double, Triple Double, and some King Jacuzzi rooms. Amenities feature cable TV, telephone, mini-fridges and high speed Internet access. The hotel site is landscaped with occasional shrubbery and small trees.

Web Address: www.abvimackinawcity.com

Asking Price: \$900,000 Cash

Contact: Meril Dean or Gary Smith at (231) 941-1777. Do not contact the management or staff of the hotel. SMITH DEAN BURGETT is the owner's exclusive agent for this confidential listing.

The information herein is believed to have been obtained from reliable sources; however, SMITH DEAN BURGETT neither represents, warrants nor guarantees the validity of the information, which may be subject to errors or omissions. Prospective purchasers are urged to perform their own due-diligence. The property is offered "As Is, Where Is" and is subject to prior sale or withdrawal from the market without notice.