

EXECUTIVE SUMMARY

THUNDERBIRD INN 146 Old US Highway 31 Mackinaw City, MI 49701



Market Area:

Mackinaw City is one of the premier tourist destinations in the State of Michigan. Located at the northern most tip of Michigan's Lower Peninsula, Mackinaw City is the gateway to Mackinaw Island and the Upper Peninsula. The hotel is well-located off Interstate 75 at Exit #337 northbound. The Village of Mackinaw City Business District, Mackinaw City Municipal Marina, Ferry Boat Service to Mackinac Island and Casino Gambling are all located a short distance from the hotel. The Mackinaw area is rich in history. It is home to four National Historic Sites: Colonial Michilimackinac, Old Mackinac Point Lighthouse, Historic Mill Creek and Fort Mackinac. Additionally, the area offers golf courses, parks, beaches, and over 100 shops and dining opportunities.

Property Description:

The Thunderbird Inn is a 50-room, exterior corridor hotel offering comfortable single and double rooms as well as luxury Jacuzzi Suites. There is an indoor heated swimming pool, whirlpool spa and sauna, continental breakfast room, business center, guest laundry, on-site commercial laundry, children's outdoor playground and manager's apartment. Guestroom amenities include cable satellite television, AM/FM clock radio, coffee maker, refrigerator and iron/ironing board. The parking lot is paved and striped and will accommodate buses. The landscaping is attractive and consists of small trees and occasional shrubbery. The Porte Cochere located at the hotel's main entrance faces east.

Web Address: www.thunderbirdinn.com

Asking Price: \$1,500,000 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.

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