

SUPER 8

9580 W. Lake City Road Drive
Houghton Lake, Michigan 48629



Market Area:

Houghton Lake, Michigan's largest inland lake and resort area is located in the center of Michigan's Lower Peninsula. Its sparkling water covers 22,000 acres and borders 72 miles of shoreline. The Super 8 is located on M-55 at the intersection of US-127. In addition to the easy access to the property, the hotel has excellent visibility from both the northbound and southbound lanes of US-127, as well as M-55. The population of the Houghton Lake community is approximately 15,000 full time residents. During the summer peak tourist season, Memorial Day through Labor Day, totals climb to 30,000+. The annual Tip-Up Town U.S.A. winter festival is held the 3rd and 4th weekends of January; draw more than 50,000 attendees each weekend. Houghton Lake is truly a four season's tourist mecca.

Property Description:

The quality built Super 8 of Houghton Lake is a two-story, interior corridor, limited service hotel, with 69 guest rooms, lobby/gift shop, breakfast/meeting room, indoor swimming pool, whirlpool spa & sauna, sun deck/playground/picnic area, vending/game room, and guest laundry. The facility takes on a nautical theme from its lighthouse and lighted widows-watch tower, to its roped cedar pilings and authentic antique boat adorning the properties professional landscaping. The hotel was built in 1990 and received a complete interior and exterior renovation during 2005. The guest rooms are well-appointed and consist of 31 rooms with one queen bed, and 28 rooms with two queen beds, 4 Jacuzzi rooms with two queen beds, 5 rooms with a king bed and 1 suite. The hotel grounds are meticulously maintained, and the parking lot is paved & striped and will accommodate 90+ vehicles.

Asking Price:

\$1,500,000 Fee Simple

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 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. **SMITH DEAN BURGETT** is the seller's agent and will be compensated by the seller.