



EXECUTIVE SUMMARY

FLEETWOOD INN & SUITES

889 South Main Street
Cheboygan, Michigan 49721



Facilities:

The Fleetwood Inn & Suites is a seasonally operated (April - October), two-story hotel with interior corridors featuring 40 rooms including 35 standard rooms, 5 suites, 3 bedroom living quarters, and office/lobby. The buildings total square feet is approximately 25,351 and is situated on 1.8 acres of land with 320 feet on the Cheboygan River with 18 boat slips. All rooms have a spectacular view of the Inland Waterway from their private balcony or patio, and 32" flat screen television. The hotel was built in 1989-1990 and expanded in 1994. The hotel offers high speed wireless Internet access, ample parking and an attractive exterior. Possible franchise conversion.

Comments:

The hotel is ideally located right in town on South Main Street and the Inland Waterway within minutes of many demand generators including nearby dining options as well as an abundance of retail shopping and recreational activities. The Fleetwood Inn & Suites is the only hotel with boat slips on Michigan's famed Inland Waterway.

Local Attractions:

Only 15 minutes from the Mackinac Bridge and historic Mackinac Island. Miles of groomed snowmobile trails and cross-country trails. A "Recreational Paradise" with many year around 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.

Website:

www.fleetwoodinn.com

Asking Price:

\$895,000 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.

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.