

EXECUTIVE SUMMARY

ECONOLODGE
921 N. Lincoln Road
Escanaba, Michigan



Market

Area:

The EconoLodge of Escanaba is located in Michigan's Upper Peninsula, in Delta County. The neighborhood is a heavily developed commercial "strip" that starts near the Northern Escanaba city limits and extends about five miles south along Lincoln Road, which is also known as Highway US 41, outside the Escanaba city limits. The hotel's strategic location, offering high visibility and excellent accessibility, gives the EconoLodge a competitive advantage over other hotel properties located in the primary market area. The Historic Downtown Business of Escanaba is less than one mile from the EconoLodge. Nearby demand generators include the U.P. State Fairgrounds, Island Resort & Casino, Peninsula Point Lighthouse, Sand Point Light Station, and the Bays de Noc shoreline, considered the "Walleye Capital of the World". Dining options include The Stonehouse, The Swedish Pantry Restaurant, Herford & Hops, Drifters, Buck Inn, and The Ludington Grill, to name a few.

Property

Description:

The EconoLodge opened in June 1990 and associated with Choice Hotels in May 1996 and is a Platinum Award winning hotel. Hotel amenities features two-story construction, vinyl/wood exterior w/decorative brick facade, metal roof, interior corridors, spacious lobby, breakfast area, whirlpool spa & sauna, and commercial laundry. There are 50 guestrooms, consisting of one-room suites, double and single rooms with new queen size and/or double beds. Room amenities include high-speed wireless Internet access, new 32" LG flat screen television w/cable & HBO, direct-dial telephone, electronic door lock, coffeemaker, refrigerator, micro-wave oven, hair dryer, alarm clock and iron/ironing board. The parking lot is paved, striped, and well-lighted and offers electrical hookups for trucks. There is landscape stone and occasional shrubbery around the perimeter of the building.

Asking

Price:

\$1,550,000 Cash

Contact:

Gary Smith or Meril Dean at (231) 941-1777 email: sales@smithdeanburgett.com. 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.