Americas Best Value Inn & SuitesCharles Town, West VirginiaMINIMAL PIP REQUIRED • SAVINGS ON TRANSFER FEE



Location: 807 Willow Springs Drive, Charles Town, WV, 25414. Americas Best Value Inn of Charles Town is located in eastern West Virginia. Charles Town is less than five miles from the Virginia and Maryland borders, and approximately 70 miles from Washington DC. Walk across the street to the casino, or drive a few minutes to the Charles Town Race Track. The hotel is conveniently located near the famous Harpers Ferry National Park where many great events take place, and walking distance to the American Military University, Jefferson County Museum, and Jefferson Memorial Hospital. Local restaurants include Shu Chen Restaurant, Mediterranean Cafe, and Applebee's Neighborhood Grill.

Lot Size: 1.91 +/- Acres APN#: 19-02-10-00090005

Guest Rooms: 12 King, 20 Queen, 29 Doubles, 5 Rooms with Kitchenettes, 1 Bedroom Managers Apartment.

Description: Stay connected with wireless high-speed Internet access available in our lobby area and our guest rooms. A peaceful night awaits you in one of our well equipped guest room with amenities including a coffeemaker, satellite TV with 5 HBO and ESPN sports channels, radio, hairdryer, desk with lamp, table and chairs, and free wake-up service. A microwave and mini-fridge may be available upon request.



Moorpark, CA 93021 Phone 805.496.9797 Fax 805.435.7442 www.BrownNester.com

The information contained herein and contained in any supplemental document has been furnished by the seller and/or other sources we believe reliable, and effort has been made to provide accurate information. However, the brokers involved are not responsible for misstatements of facts, errors or omissions of price prior to sale, or withdrawal from the market without notice.

2016 Year End Figures Room Rev: \$467,422 ADR: \$58.07

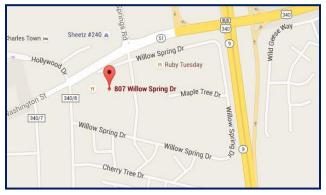
Total Consideration: \$1.800.000

Total Rooms: 66

Occ%: 31%

Cost Per Room: \$27,272

Seller Will Entertain All Offers www.AmericasBestValueInn.com



Please do not contact the property. All inspections appointments must be made through:

> Chuck Nester- President CHA, CHB cnester@brownnester.com Direct: 805.409.3532 BRE# 00673843

Licensing Broker (West Virginia) MBA Hotel Brokers 102 S 2nd Street Fairfield, IA 52556 Office: 641-919-7495 charlie@mbahotels.com

