

Americas Best Value Inn & Suites

Charles Town, West Virginia

MINIMAL PIP REQUIRED • SAVINGS ON TRANSFER FEE



Total Consideration: \$1,800,000

Total Rooms: 66

Cost Per Room: \$27,272

2016 Year End Figures

Room Rev: \$467,422

ADR: \$58.07

Occ%: 31%

Seller Will Entertain All Offers

www.AmericasBestValueInn.com



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.

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

Chuck Nester- President CHA, CHB

cneester@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



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.