NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale

PROPERTY HIGHLIGHTS

- 76 room motel for sale
- Newly Remodeled with the following: New Roof, windows, bathroom vanities, tub surrounds and parking lot. All new plumbing and electrical work, among a number of other improvements
- Great location with easy access to I-75
- Motel consists of 3 buildings
- (1) two-story interior corridor building with basement, and (2) one-story exterior entrance buildings
- 3.28 acre site - with excess land for expansion or other uses
- Unencumbered by brand or management
- Ability to drive revenue through a franchise: Travelodge, Rodeway Inn, Econo Lodge and others are options – Contact Broker
- Currently owner only rents to weekly and monthly guest, ability to drive revenue from daily stays

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OFFERING SUMMARY

Sale Price:	$2,750,000 **Price Reduced!**
Parcel:	14-28-551-012
Zoning:	C-2, Community Commercial
Year Built:	1979
Land Size:	3.284 Acres
Rooms:	76
Building Size:	26,472 SF
Parking:	± 110

TAXES

Winter 2025:	$23,487.50
Summer 2025:	$5,369.83
Total:	$28,857.33

PROPERTY DESCRIPTION

This 76-room motel is for sale and has been newly remodeled with a new roof, windows, bathroom vanities, tub surrounds, and parking lot, along with all new plumbing and electrical work, among a number of other improvements. The property offers a great location with easy access to I-75. The motel consists of three buildings: (1) two-story interior corridor building with a basement and (2) one-story exterior entrance buildings. Situated on a 3.28-acre site with excess land for expansion or other uses, the property is unencumbered by brand or management. There is the ability to drive revenue through a franchise, such as Travelodge, Rodeway Inn, Econo Lodge, or others — contact broker. The current owner only rents to weekly and monthly guests, creating the opportunity to increase revenue through daily stays. 14 of the 76 rooms have not been remodeled.

LOCATION DESCRIPTION

Located on the north side of Pierson Road, just west of I-75 in Mt. Morris Township, MI, seconds from I-75.

SURROUNDING BUSINESSES

Dollar Tree, Taco Bell, Tim Hortons, Arby's, Red Lobster, Halo Burger, Domino's, Home Depot, Tractor Supply, Aldi, and more

TRAFFIC (VEHICLES PER DAY)

Pierson Road	18,254
(2WAY/ADT/CoStar 2025)	

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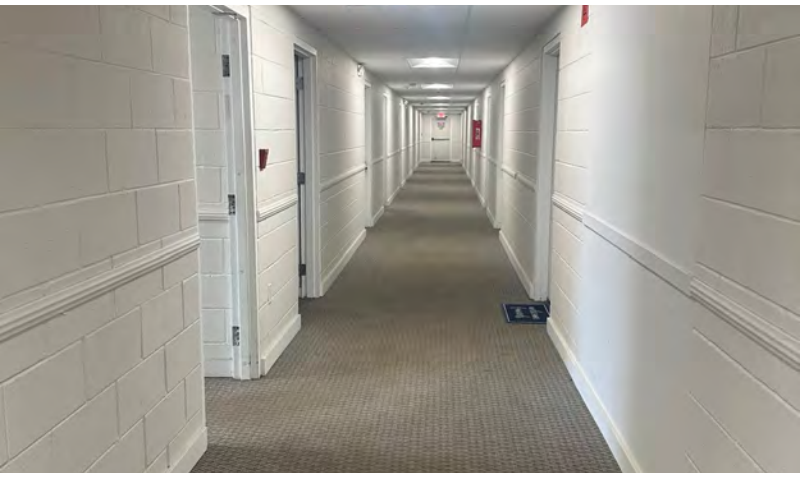

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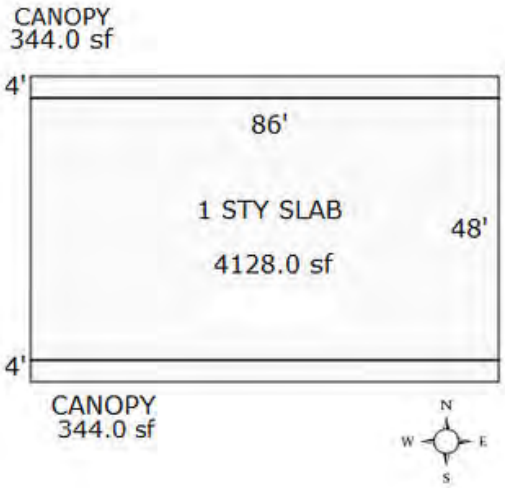

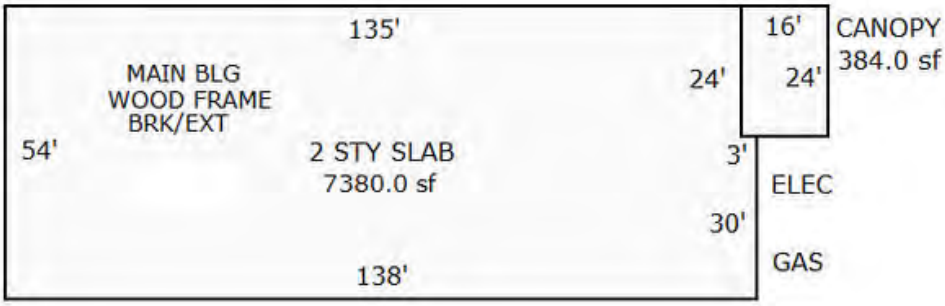

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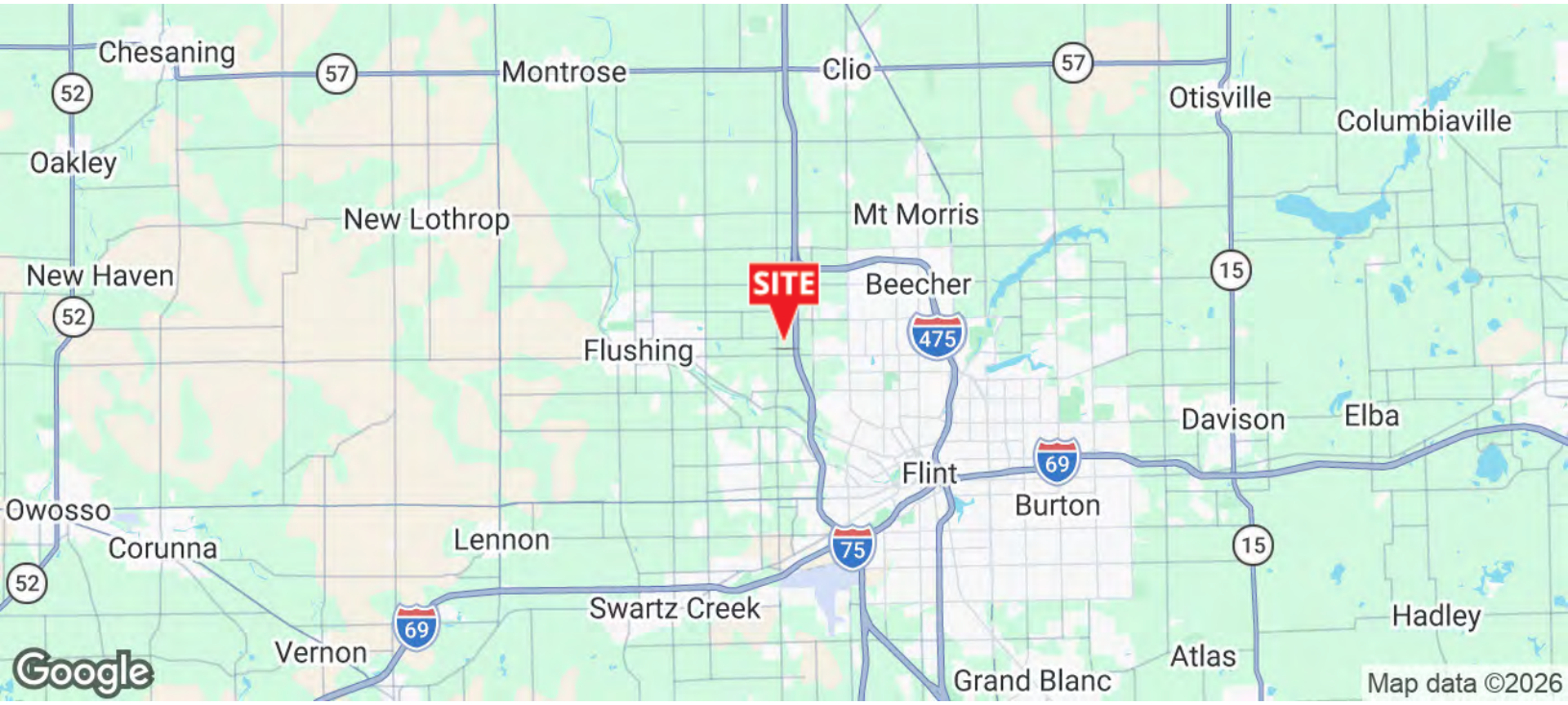

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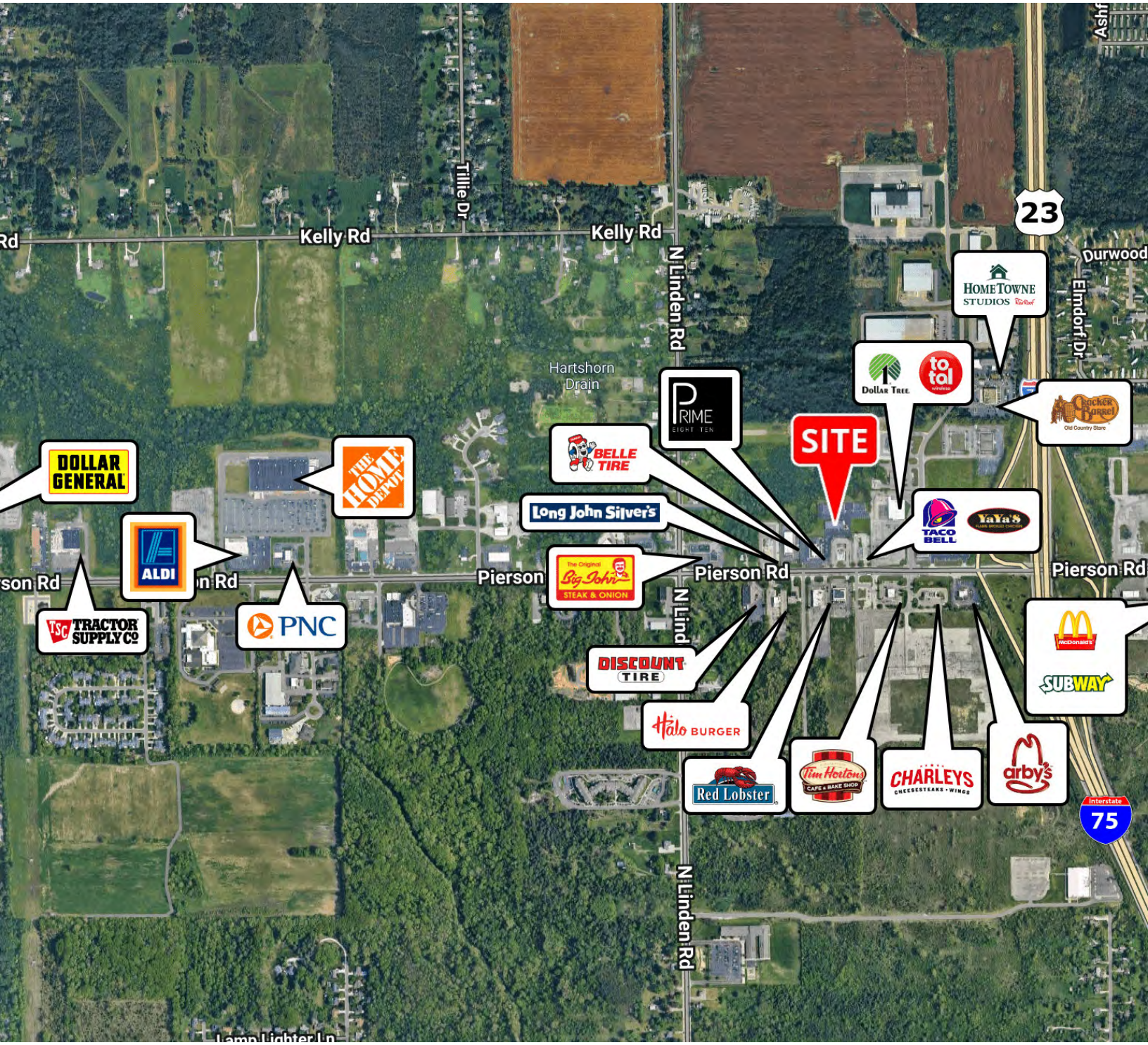

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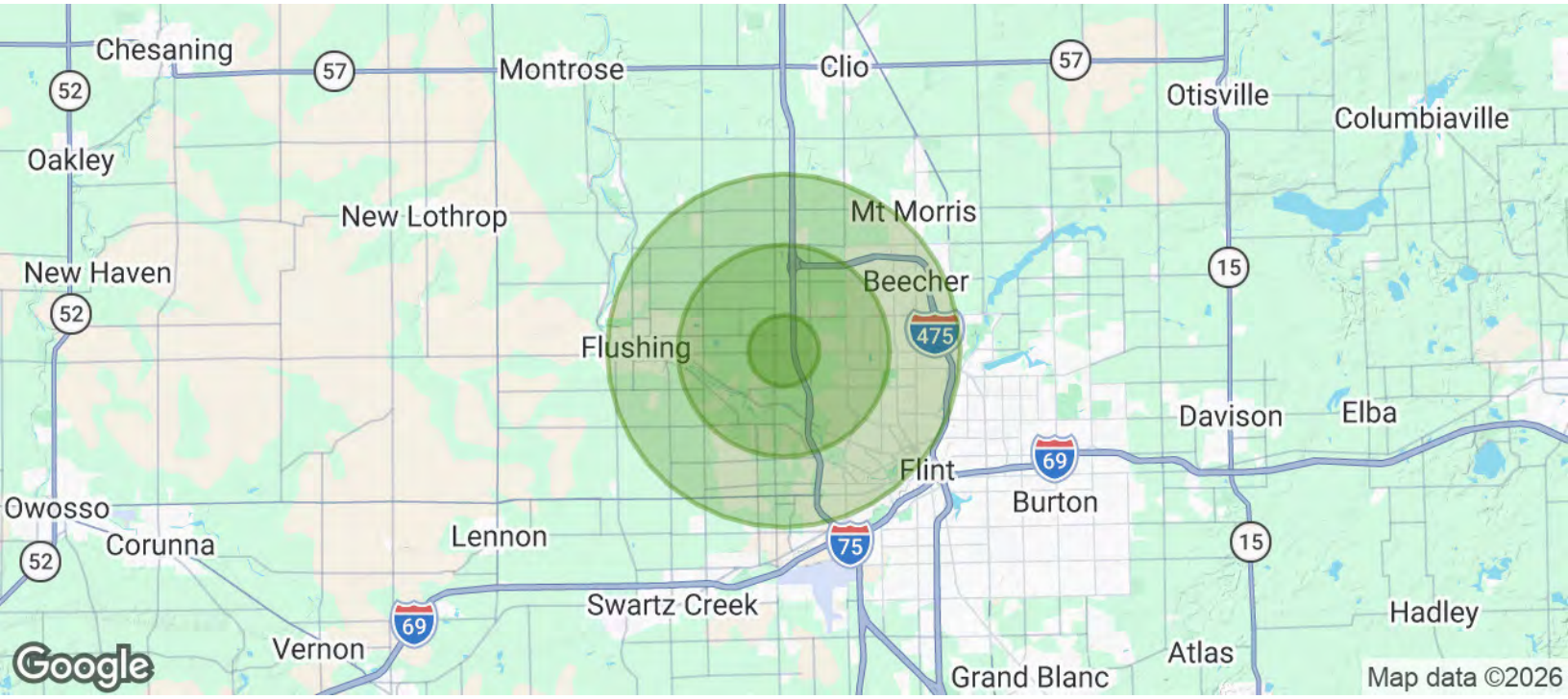

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,356	35,102	98,592
Average age	42	41	41
Average age (Male)	40	40	40
Average age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	616	14,507	41,188
# of persons per HH	2.2	2.4	2.4
Average HH income	$60,170	$59,461	$59,760
Average house value	$131,194	$138,531	$132,715

** Demographic data derived from 2020 ACS - US Census*

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