

HOTEL PROPERTY FOR SALE

2301 STATE STREET, GUTHRIE CENTER, IA 50115



SALE PRICE: \$ 195,000

PROPERTY SPECIFICS

- 13 Room Hotel-
 - 11 double rooms, 2 single rooms
 - One 2 bedroom apartment
 - One 3 bedroom apartment
- Capitalization Rate: 16%
- Taxes: \$6,592
- Great Investment Opportunity or Owner/User Possibility
- Location, location, location. Excellent location in Guthrie Center, Iowa

GENERAL INFORMATION

- Lot Size: 1.426 Acres (62,116 SF)
- Great income potential
- Year Built: 1953
- Remodeled in 1993
- Excellent location right on Hwy 141
- New roof and remodeled rooms
- Large lot with expansion potential

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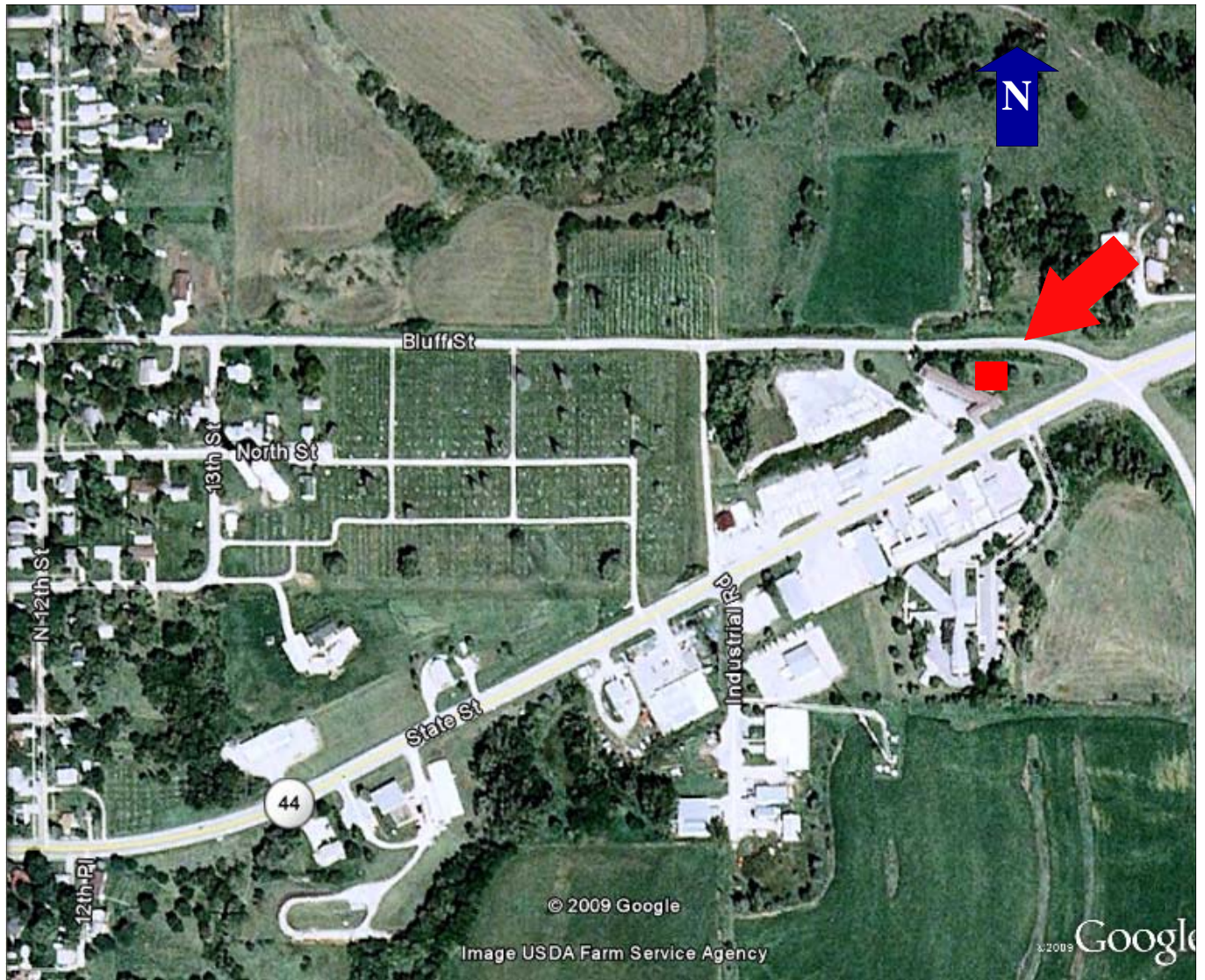
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INVESTMENT PROPERTY

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