

# Economy Inn For Sale

1593 US-101  
Reedsport, OR 97467



## Property Description

Oregon Coast! This 41-room motel has an on-site manager's two-bedroom unit. The building's exterior and interior have been entirely repainted, and the landscape has been significantly upgraded. Ongoing upgrades and changes to the mattresses and TV's have been made. The motel features two laundry areas and several storage spaces. There is ample parking space and space for semi-trucks and oversized vehicles in the back. It's easily accessible on and off the highway. Reedsport is the center for several activities on the coast including crabbing, fishing, hunting, boating and the dunes. The town also hosts several events, including chainsaw carving shows, The Dune Fest in July, Kool Coastal Nights, UTV Takeover, etc. The coast here is the best for playing in the Dunes. The motel also have long-standing commercial workers who stay while working in the area. The owners have invested a lot of time and money since purchasing, but due to unforeseen medical issues, they are forced to let another investor enjoy the business. There are very few places on the Oregon Coast in this excellent condition and location.



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## Property Details

Price:	\$1,900,000
Rooms:	41
Building Size:	16,656 SF
Lot Size:	.52 Acres
Year Built:	1965
Zoning:	C-2 Commercial



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# ECONOMY INN REEDSPORT

June 23, 2025

## Economy Inn:

<u>Year</u>	<u>Income</u>	<u>Expenses</u>	<u>NOI</u>
	(\$12,000 added to P&L's - cash)		
2021	\$467,476	\$266,908 (est) (57.1%)	\$200,568
2022	\$408,122	\$212,187 (52.0%)	\$195,379
2023	\$288,507	\$176,095 (61.0%)	\$112,412
2024	\$294,600	\$141,074 (47.9%)	\$153,526
Averages:	\$364,676	\$199,066 (54.6%)	\$165,471

PRICE: \$1,900,000

Cap Rate: 7.9%

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



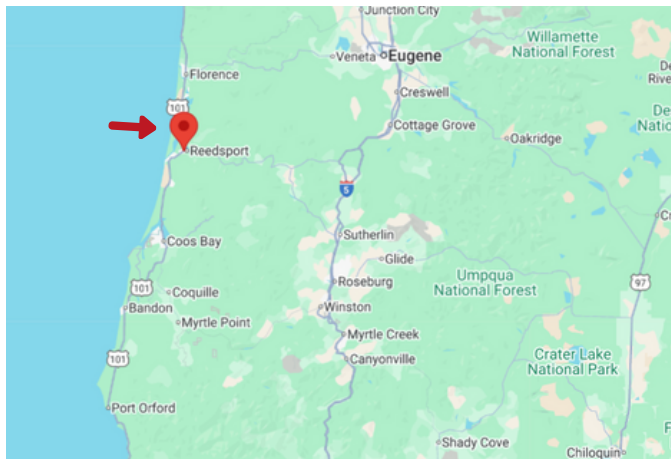
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## LOCATION MAP



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## ABOUT REEDSPORT, OREGON

Incorporated in 1919 near the confluence of three rivers – the Umpqua, the Smith, and the Scholfield, the City of Reedsport is located on the beautiful Oregon Coast on Highways 101 and 38 on the banks of the Umpqua River – the largest river between the Sacramento and the Columbia. Located in the heart of the Oregon Dunes National Recreational Area, Reedsport is in close proximity to over 17 freshwater lakes and is just four miles from Winchester Bay and the Pacific Ocean. Reedsport is the home of the Umpqua Discovery Center a Natural and Cultural Interpretive Center.

Reedsport is an outdoor lover's paradise. The Umpqua River is home to one of the largest recreational fishing ports on the Oregon Coast. In addition to fishing, citizens, guests, and visitors enjoy hunting, hiking, riding ATVs on the Dunes, beach combing, boating, bike riding, and much more. Just three miles east on Highway 38 is the famous Dean Creek Elk Viewing area currently sustaining hundreds of Oregon's Roosevelt Elk in their natural habitat with viewing stations and photo opportunities.

Reedsport is located in Douglas County on the central Oregon coast at the intersection of Oregon Highway 38 and U.S. Highway 101. The City is approximately 195 miles south of Portland, 87 miles southwest of Eugene, 70 miles west of Roseburg, 25 miles north of Coos Bay, and 21 miles south of Florence. Reedsport is within easy driving distance the University of Oregon and Oregon State University, shopping and cultural centers, and a variety of excellent outdoor recreation areas. Southwestern Oregon Community College, (SWOCC), is located in nearby Coos Bay.



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