

AUCTION SALE

COMFORT INN | LANSING, MI



APEX
COMMERCIAL
EXCHANGE



525 N CANAL RD
LANSING, MI 48917

PROPERTY HIGHLIGHTS:

- **Comfort Inn by Choice Hotels Affiliation:** Nationally recognized midscale brand offering free hot breakfast, free WiFi, business center, and modern guest rooms with pillowtop mattresses and flat screen TVs.
- **\$800,000+ in Capital Improvements Since 2016:** Extensive renovations completed under current ownership including new mattresses, new carpeting, updated wallpaper, new interior and exterior paint, upgraded bathrooms, HVAC improvements, pool upgrades, and new property signage.
- **Strong Guest Satisfaction and Online Presence:** Rated 4.2 stars with 2,256 reviews, reflecting consistent guest satisfaction and well maintained accommodations.
- **Prime Lansing, MI Location Near Major Demand Drivers:** Conveniently located just off Interstate 69, minutes from Capital Region International Airport, Lansing Mall, Michigan State University, Michigan State Capitol, Lansing Center, and Kellogg Center.
- **New 20-Year Franchise Term Available:** Choice Hotels is offering a new 20-year franchise term for their Comfort Inn brand to new ownership.

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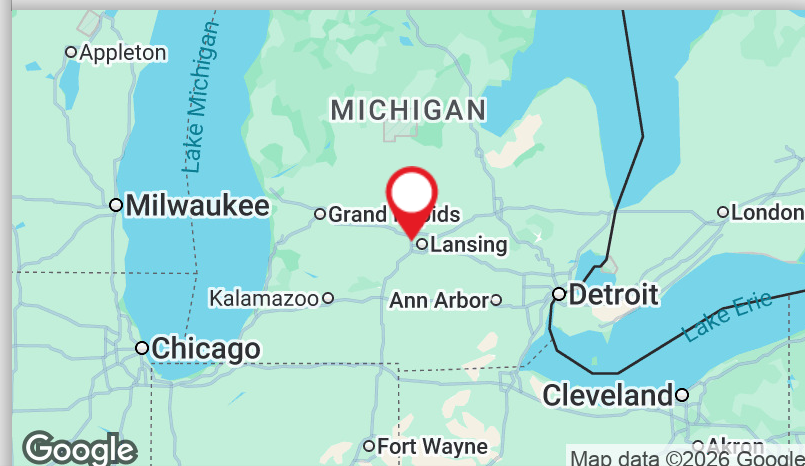
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PROPERTY INFORMATION

OFFERING SUMMARY

Friedman Real Estate, in collaboration with **Apex Commercial Exchange**, is pleased to offer the exclusive marketing and sale of the **Comfort Inn by Choice Hotels** located at **525 N. Canal Road, Lansing, Michigan**. The property offers investors the opportunity to acquire a well located, recently renovated, nationally branded hotel with strong guest satisfaction and meaningful operational and strategic upside. Since acquiring the property in **2016**, ownership has invested approximately **\$800,000** in capital improvements, including new mattresses, carpeting, wallpaper, interior and exterior painting, upgraded bathrooms, HVAC improvements, pool upgrades, and new signage. The hotel is currently rated **4.2 stars** across **2,256 guest reviews**, reflecting consistent performance and positive guest experience. The Comfort Inn provides free hot breakfast, free WiFi, business center access, and free parking, including bus and truck parking. The hotel benefits from proximity to major demand drivers including **Michigan State University, Michigan State Capitol, Lansing Center, Kellogg Center, Lansing Mall, and Summit Sports Complex**, supporting steady business, leisure, government, university, convention, and sports related demand. Choice Hotels is offering a **new 20-year franchise term** for their Comfort Inn brand to new ownership.

DETAILS

Property Type:	Hospitality
Hotel Type:	Limited Service
Year Built:	1995
Year Renovated:	2016
Stories:	3
Number of Rooms:	104
Land Area:	3.97 Acres
Parking Count:	123
Parking Type:	Surface
Amenities:	Indoor Pool Fitness Center Business Center



COMFORT INN | LANSING, MI PROPERTY **PHOTOS**



COMFORT INN | LANSING, MI LOCATION OVERVIEW



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	31,524	74,045	272,444
Total Households	14,069	32,314	115,812
Average HH Income	\$101,976	\$90,747	\$83,207

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