

SALE

ALL SEASON MOTEL

104 Stagecoach Trl., Yorkville, IL 60560



OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	13,436 SF
Lot Size:	1.22 Acres
Traffic Count:	11,600 VPD
Price / SF:	\$85.59
County:	Kendall
Zoning:	B-3
Property Taxes -2023:	\$11,680.90

PROPERTY OVERVIEW

Rarely available opportunity to own your own successful Motel. All Season Motel which is just east of Route 71 and 47 intersection. Property has 16 Rooms with 4 rooms on the upper level with 12 rooms on first floor. There are: 12- single rooms, 2- double rooms, and 2- apartment rooms. 3,500 SF owner's quarters that has private entrance home. Home offers 3 bedrooms with a private in-law suite (1 bedroom and living area and private bathroom). 2.1 bathrooms, basement and a 3 car garage. This property is on 1.22 acres.

PROPERTY HIGHLIGHTS

- Prime location off of Route 71 and 47
- 16 well appointed guest rooms
- +/-9,936 SF Motel
- +/-3,500 SF Owners Living Quarters
- Situated on 1.22 Acres
- 28 Parking spaces

Lisa Perry-Gagliano
(773) 818-1888



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PROPERTY INFORMATION

Turn key opportunity to own your own business. All Motel FF&E included in sale. Motel has been well maintained throughout the years and owners are retiring and ready to pass this dream to another owner.

LOCATION DESCRIPTION

Highly trafficked intersection just east of Route 47 and Route 71 in Yorkville, IL. Close to Walgreens, Dunkin, McDonalds, Circle K and many other retailers.

SITE DESCRIPTION

Property sits on 1.22 acres with ample parking.

EXPENSES:

Electric: \$8,000 - \$9,000/year

Internet: \$828.00/year

Sewer: \$570.00/year

Garbage: \$340.00/year

Insurance: \$6,030/year

Supplies: \$1,800/year

Misc. repairs/upgrades: \$4,000/year

Capital Improvements: New well 2023 | Siding 2024 | Roof (Home) 2020 - Roof (Hotel) 2015

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor plan for Owners Living Quarters

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