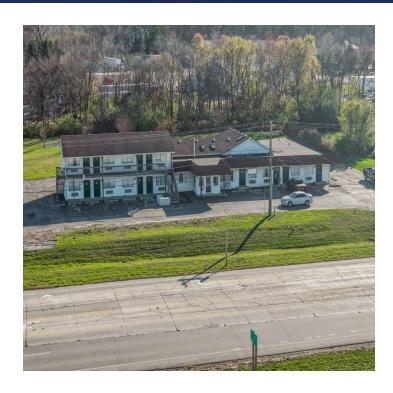
SALE

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

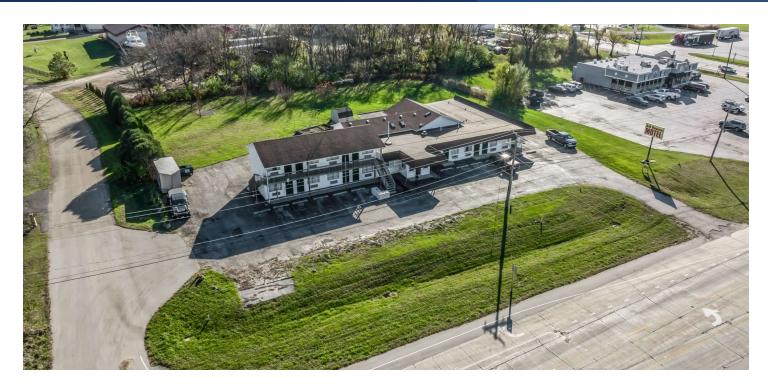
Rarely available opportunity to own your own successful Motel. All Season Motel which is just east or Route 71 and 47 intersection. Property has 16 Rooms with 4 rooms on the upper level with 12 rooms on first floor. There are: 12- single rooms, 2- double rooms, and 2- apartment rooms. 3,500 SF owner's 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







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















SALE

ALL SEASON MOTEL

104 Stagecoach Trl., Yorkville, IL 60560







ALL SEASON MOTEL

SALE

104 Stagecoach Trl., Yorkville, IL 60560











SALE

ALL SEASON MOTEL

104 Stagecoach Trl., Yorkville, IL 60560









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor plan for Owners Living Quarters





