

# NORTHWOODS MOTEL

\$650,000



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Cozy 9-room motel with a spacious owner's residence close to downtown Hayward, WI. All the rooms have been nicely updated with modern amenities and finishings and the property meticulously maintained. The Motel is near outdoor activities, so bring your boats, bikes, motorcycles, ATV/UTVs, skis, snowmobiles, whatever! It matters to the current owners that guests have the best vacation possible, and they hope that they can do their part to make that happen. Best way to reserve a room: Google search for hotels near me, book now to get the personal service you deserve. You'll be glad you did!

# LISTING DESCRIPTION



Discover a fantastic opportunity to own a meticulously maintained 9-room motel with a welcoming owner's residence, ideally situated just south of downtown Hayward, WI. This cozy motel, recently updated with modern amenities and stylish finishes, offers a comfortable and contemporary retreat for guests. The property is conveniently located off State Hwy 27, making it easily accessible while providing a serene setting on a generous 2.65-acre lot. Each of the nine rooms boasts fresh remodels, complete with modern conveniences, and is supported by nine dedicated parking spaces. The property also features ample trailer parking, a covered entry for added comfort, and a range of on-site amenities including WiFi, a playground, firepit, and picnic table. The attached owner's residence offers a blend of functionality and charm. The main level includes a cozy bedroom and a full bathroom. The open-concept living and dining area features vaulted ceilings, enhancing the spacious feel, and a well-equipped galley kitchen is perfect for everyday meals. The residence also includes two versatile lofts, ideal for additional sleeping space or creative uses. Completing the package is a two-car, heated detached garage, offering extra storage and protection for vehicles. This property presents a unique blend of business potential and comfortable living in a sought-after location. Don't miss your chance to own this exceptional motel and residence in the heart of Hayward!

# LISTING INCLUDES

## Real Estate

- 2.65-acre lot
- 5228 square foot Motel and Owner's Residence
- 2-car detached garage (24x24)

## Business Assets

- Motel operating fixtures
- All furniture, fixtures and furnishings in each motel room
- NOT included: Owner's personal property in Owner's residence
- Supply inventory
- Washer, dryer
- ATV with plow
- Snowblower
- Domain name
- Digital assets
- Playground
- Security cameras

# MOTEL

Motel was built in 1980 with 9 rooms and is strategically located off of State Hwy 27 just south of downtown Hayward, WI. Generous 2.65-acre lot with 9 parking spaces for each of the 9 motel rooms, trailer parking area, covered entry into the rooms, playground on-site as well as a firepit and picnic table.

## Amenities:

- WiFi wired throughout the property (Ubiquity through Norvado)
- Two Hot water heaters (85-gal electric, 100-gal natural gas)
- A/C units are on a separate breaker system
- Nine Parking spots with freshly sealed asphalt, easy Turn-around driveway, and extra parking for trucks & trailers
- Drilled well with oversized pressure tank
- Conventional septic with two drain fields and a diverter valve
- Lighted sign with vacancy indicator
- Outdoor guest features: fire pit, picnic table, playground, chairs outside of rooms
- Outside walkway to rooms has covered entry
- Lobby area: Two sitting chairs, Counter top with sink, Coffee maker with cream/sugar, Beverage fridge, and area Brochures and information
- Office area: Countertop/desk area for motel operation needs





# ROOM 1

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2024

Amenities: Two Double Beds, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 2

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2024

Amenities: Two Queen Beds, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker





# ROOM 3

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2024

Amenities: Two Double Beds, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 4

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2024

Amenities: Two Queen Beds, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 5

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2022

Amenities: Two Double Beds, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 6

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2023

Amenities: Two Queen Beds, Walk-in Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 7

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2023

Amenities: One King Bed, Walk-in Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 8

Square Footage: 336

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2022

Amenities: One King Bed, Tub Shower, TV, Recliner, Sitting Table, Luggage Racks, Mini-Fridge, Microwave, Coffee Maker



# ROOM 9

Square Footage: 507

Heating: Electric Baseboard & Wall Heater

Cooling: Window A/C

Remodeled: 2021

Amenities: Two Queen Beds, Tub Shower, 2 TVs, Recliner, Dining Room, Luggage Racks, Dresser, Full Refrigerator, Oven/Range, Microwave, Dishwasher, Coffee Maker, Cabinets



# OWNERS RESIDENCE

Square Footage: 2033

Year Built: 1991

Heating: Electric In-Floor & Baseboard

Cooling: Window A/C

Amenities: One Main Floor Bedroom, One Main Floor Bathroom, Living Room Area, Dining Area, Kitchen (Refrigerator, Oven/Range, Microwave, Dishwasher), Two Upper Level Lofts (19x23.5 and 16x12), Back Patio, and a 2-Car Detached Garage (24x24)









# DIGITAL MEDIA ASSETS



<https://www.northwoodsmotelhayward.com/>



<https://www.facebook.com/vacationnorthernwisconsin>



[https://www.tripadvisor.com/Hotel\\_Review-g59952-d1641915-Reviews-Northwoods\\_Motel-Hayward\\_Wisconsin.html](https://www.tripadvisor.com/Hotel_Review-g59952-d1641915-Reviews-Northwoods_Motel-Hayward_Wisconsin.html)



Google Maps: <https://g.co/kgs/hcih17W>