

# Motel For Sale

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**  
208.661.6192  
jordan@bornhoft.com

# Executive Summary

609 EAST 1ST AVENUE, ODESSA, WA 99159

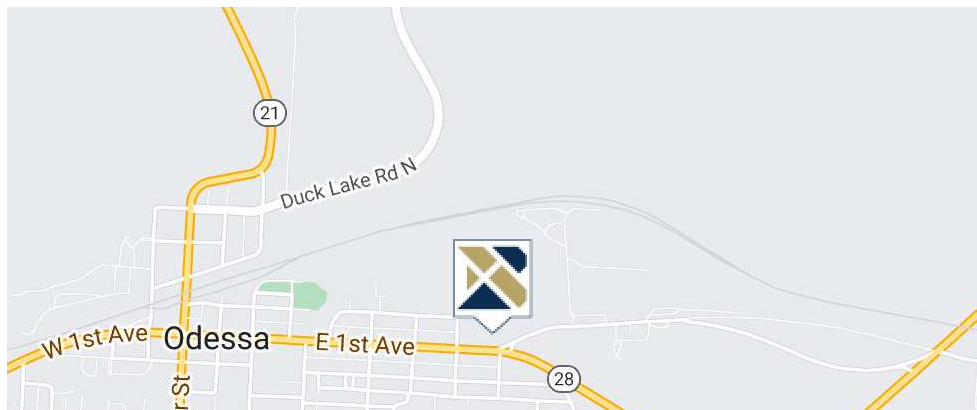


## OFFERING SUMMARY

Sale Price:	\$599,900
Building Size:	5,220 SF
Number Of Rooms:	12
Cap Rate:	6%
NOI:	\$38,329
Renovated:	1989
Zoning:	Residential - Hotels/Motels
Market:	Hospitality

## PROPERTY OVERVIEW

\$75,000 PRICE REDUCTION! Presenting an exceptional investment opportunity at 609 East 1st Avenue, Odessa, WA. This 5,220 SF building features 12 rooms, ranging in size from 221-255 SF. Originally built in 1952 and thoughtfully renovated in 1989, New roof in 2023. It has an updated electrical panel in 2022. North facing parcel was originally permitted and approved for RV sites in 1999, but current ownership never moved forward with the plans. Lots of potential to this property. Only hospitality option in all of Odessa. Large 1500 SF 2-bedroom apartment with full kitchen, loft upstairs for an owner/manager to live on-premise. Tons of opportunities with virtually no competition. An opportunity to own a 12 unit motel for the price of a 3/2 single family home. Priced to sell. Motivated seller.



**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**

208.661.6192

jordan@bornhoft.com

# Additional Photos

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



**BORNHOFT**  
COMMERCIAL

JORDAN MACGREGOR

208.661.6192

[jordan@bornhott.com](mailto:jordan@bornhott.com)

# Additional Photos

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



# Additional Photos

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**  
208.661.6192  
jordan@bornhoft.com

# Additional Photos

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**  
208.661.6192  
jordan@bornhoft.com

# Aerial Photo

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**

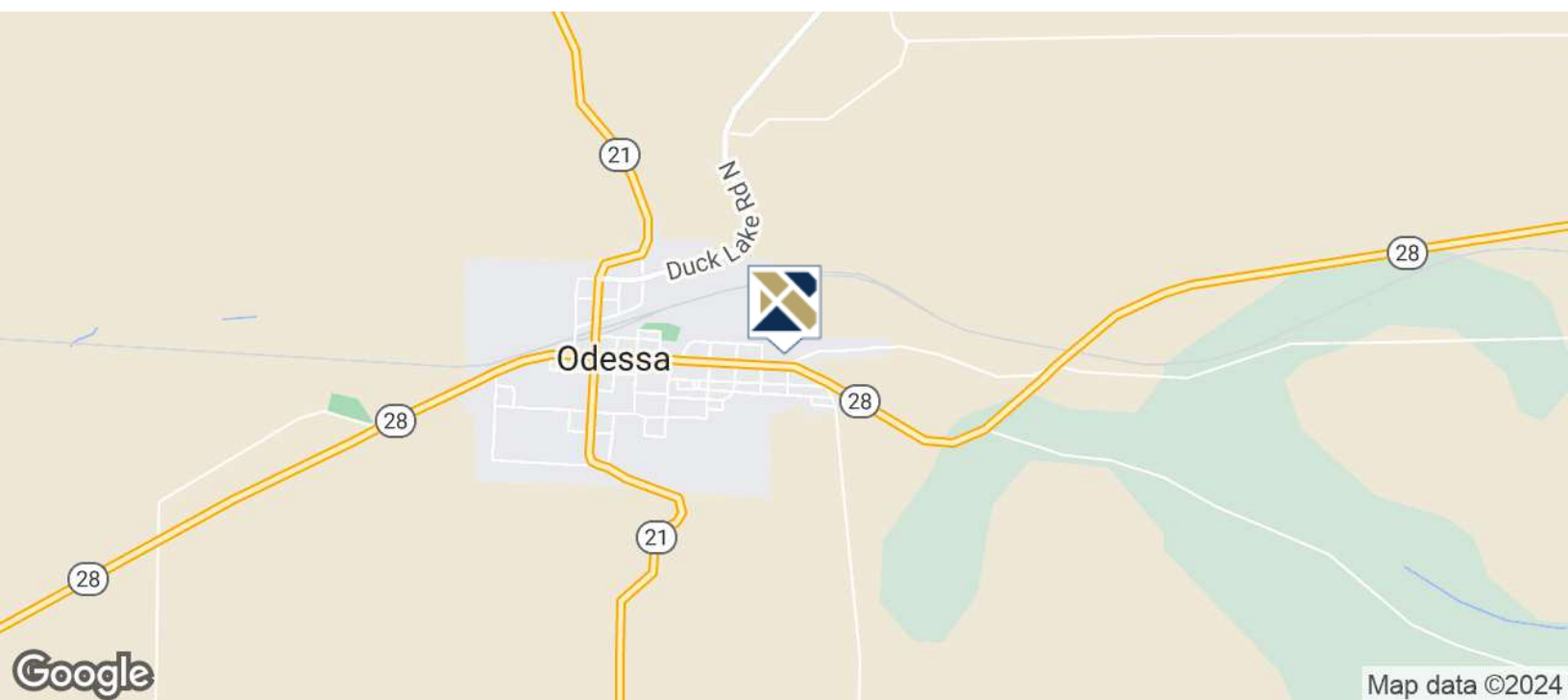
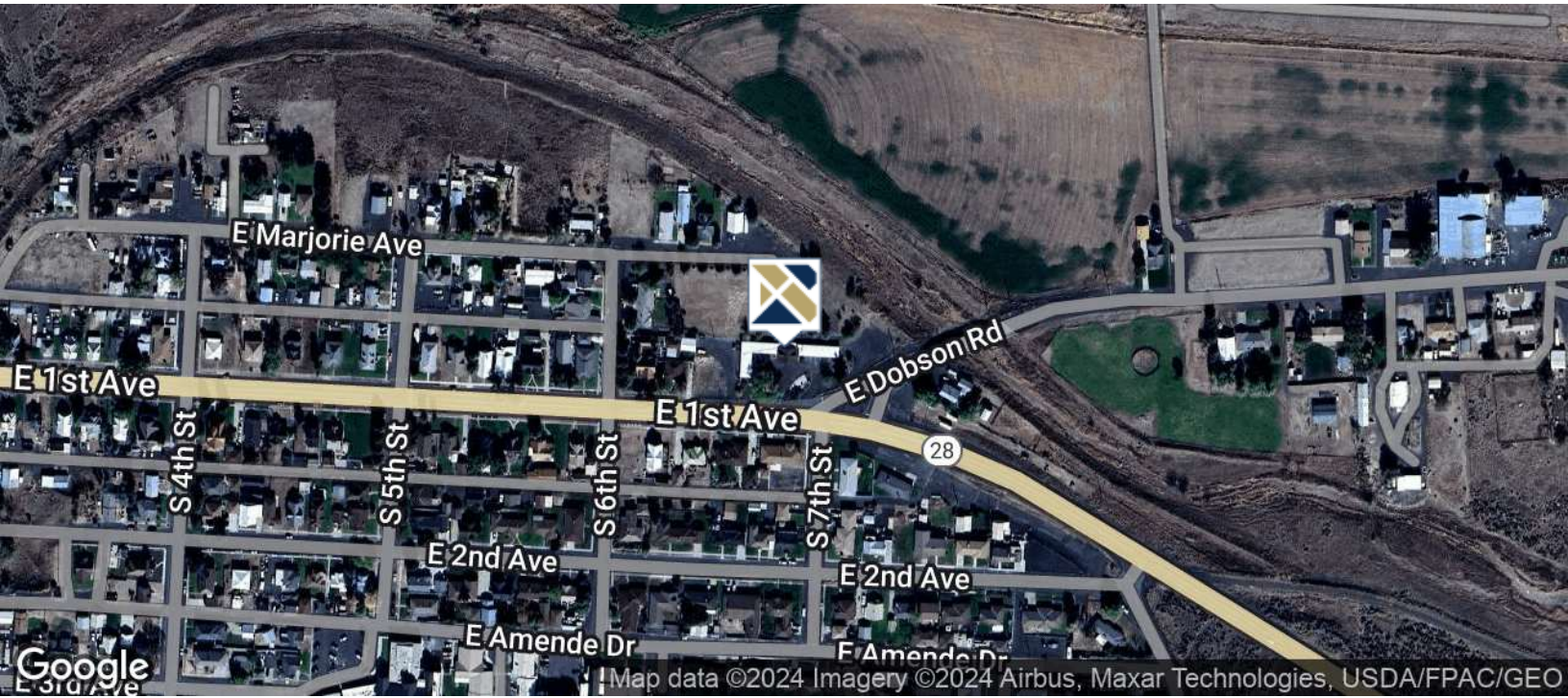
208.661.6192

[jordan@bornhoft.com](mailto:jordan@bornhoft.com)

# Location Map

609 EAST 1ST AVENUE, ODESSA, WA 99159

FOR SALE



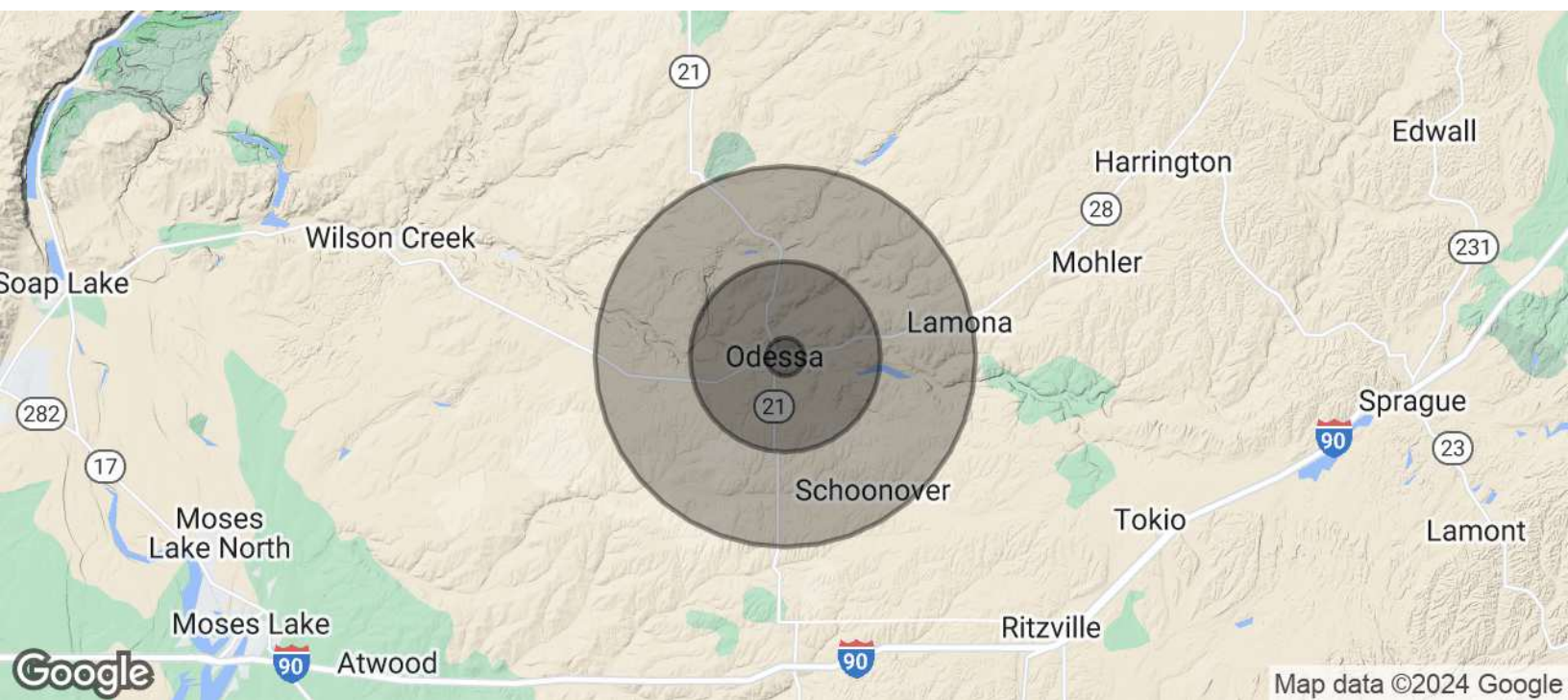
**BORNHOFT**  
COMMERCIAL

**JORDAN MACGREGOR**  
208.661.6192  
jordan@bornhoft.com



# Demographics Map & Report

609 EAST 1ST AVENUE, ODESSA, WA 99159



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	266	1,102	1,340
Average Age	57.1	56.6	55.6
Average Age (Male)	58.5	57.9	56.9
Average Age (Female)	56.9	56.4	55.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	159	658	791
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$47,502	\$47,398	\$47,994
Average House Value	\$105,106	\$111,728	\$130,521

2020 American Community Survey (ACS)