

DUDE MOTEL

1501 W Capitol Ave, West Sacramento, CA 95691



APEX
LODGING ADVISORS



Priced at \$1,200,000

13 units + 2 bedroom managers unit

- **Prime Location:** Conveniently situated just minutes from downtown Sacramento, the Dude Motel offers easy access to major highways, local attractions, and bustling business centers.
- **Steady Income Potential:** With a loyal customer base and strong occupancy rates, the property generates consistent revenue and exhibits robust growth potential.
- **Guest Amenities:** The motel also offers comfortable guest rooms and essential amenities designed for traveler satisfaction and repeat business. Several units have already been remodeled. Additionally, 9 of the 13 units include kitchens, and some units are configured with 2 separate bedrooms.
- **Development Upside:** Positioned in a rapidly growing area, there's significant potential for redevelopment or reimagining the lot - whether through renovations, expansion, or conversion to long-term rentals - to maximize returns and capitalize on West Sacramento's ongoing transformation.

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