



The Offering

CBRE Hotels is pleased to be the exclusive agent in connection with the solicitation of offers to acquire the fee-simple Best Western La Grande Hacienda. The Best Western is conveniently located off northwestern Iowa's highways 3 and 59 just minutes from the Cherokee Historic District and the Sanford Museum.

Investment Highlights

- 2-story, 55-room, interior corridor hotel with minimal PIP
- Near the Western Iowa Tech Community College and Convention Center, the Cherokee Regional Medical Center, the Cherokee Mental Health Institute, Tyson® Foods, Cherokee's Historic District, featuring the Sanford Museum and Planetarium and the restored Railroad Depot, as well as the Cherokee, Aurelia and Quimby golf courses. Local events include Cherokee PRCA Rodeo, the Rosemary Claussen Center for Performing Arts and the Cherokee Jazz and Blues Festival
- Consistent revenue performance; More or less \$850,000 Room Revenue Average
- Absentee out of state owner. Opportunity for onsite owner operator to increase revenues and profit margins
- Space available to convert into extended stay suites
- New roof in 2022 and many recent improvements



CONFIDENTIALITY AGREEMENT

Contact Information

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