

Economy Inn Sylva

940 W Main St, Sylva, NC 28779



OFFERING MEMORANDUM

Economy Inn Sylva

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Property Images

Inquire today:

Silvestre Madrigal

Century 21 Commercial

(562) 843-3495

c21ccgroup@gmail.com

CalDRE #01363650

ECONOMY INN SYLVA

01 **Executive Summary**

Investment Summary

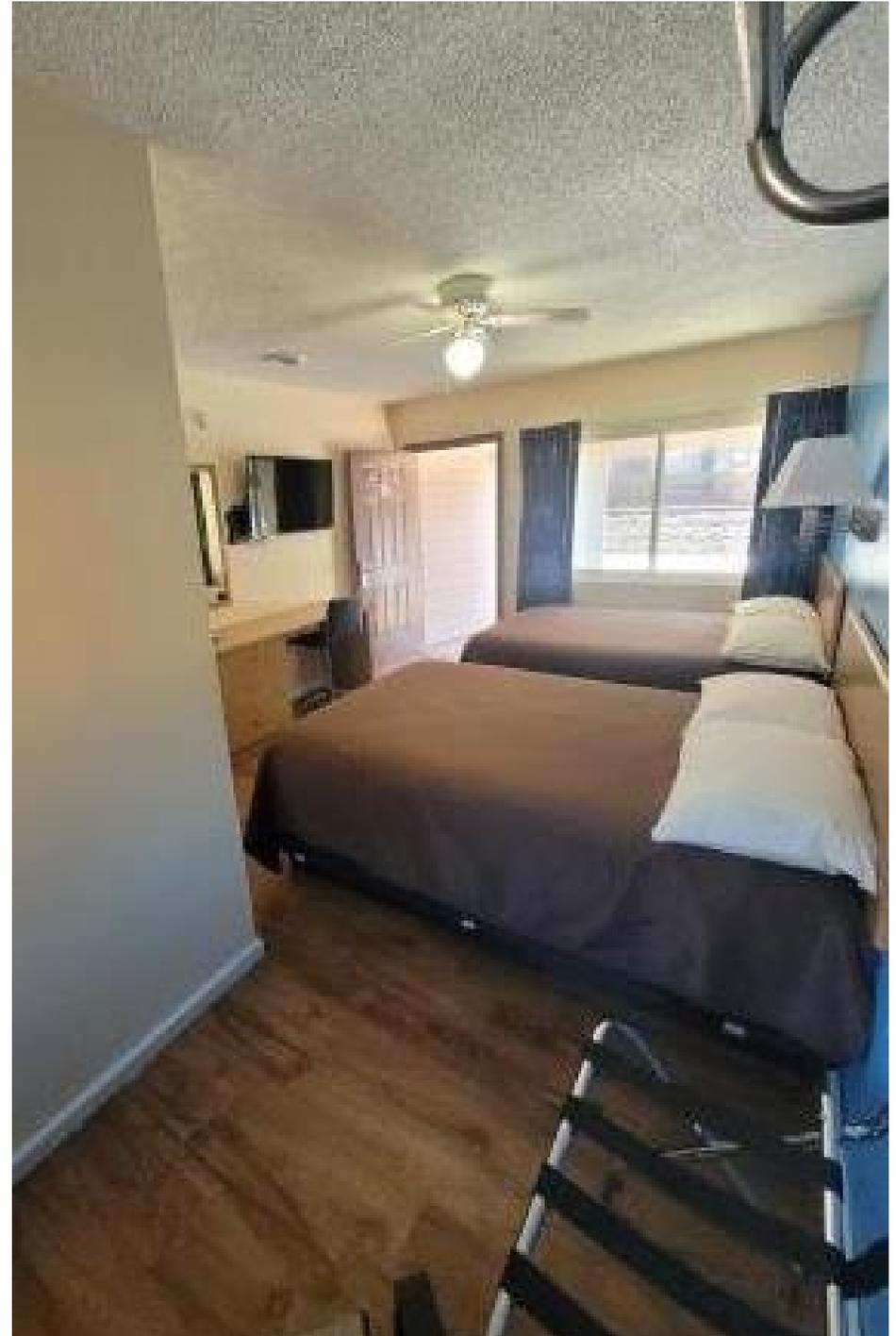
OFFERING SUMMARY

ADDRESS	940 W Main St Sylva NC 28779
BUILDING SF	5,019 SF
LAND ACRES	1
TOTAL ROOMS	24
LAND SF	43,560 SF
YEAR BUILT	1965

FINANCIAL SUMMARY

PRICE	\$1,299,900
PRICE PER KEY	\$54,163
PRICE PSF	\$259.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,284	8,997	18,625
2025 Median HH Income	\$41,243	\$52,830	\$56,856
2025 Average HH Income	\$54,768	\$74,998	\$76,933



- Investment Opportunity – Economy Inn | Sylva, NC

Welcome to the Economy Inn, a well-positioned hospitality property located at 940 West Main Street in Sylva, North Carolina. This income-producing motel offers an excellent opportunity for investors seeking a stable hospitality asset in a growing mountain town known for tourism, outdoor recreation, and close proximity to Western Carolina University.

The property features 22 guest rooms, ample on-site parking, and convenient access along West Main Street/Highway 23. Guests enjoy easy access to popular destinations including the Great Smoky Mountains National Park, Blue Ridge Parkway, Harrah's Cherokee Casino, and the charming downtown Sylva district.

With strong demand from both leisure and extended-stay travelers, the Economy Inn presents reliable cash flow with potential for value-add improvements through property upgrades and repositioning.

- Highlights:

Prime location in Sylva, NC near downtown, Western Carolina University, and regional attractions

Income-generating hospitality property with upside potential

Convenient access to highways and major tourist destinations

Established customer base with opportunity for growth through renovations and management enhancements

Recently upgraded: Floors, Curtains, Furniture, Electrical, and Plumbing.

This is a rare chance to acquire a well-located motel property in Western North Carolina's vibrant hospitality market.



02

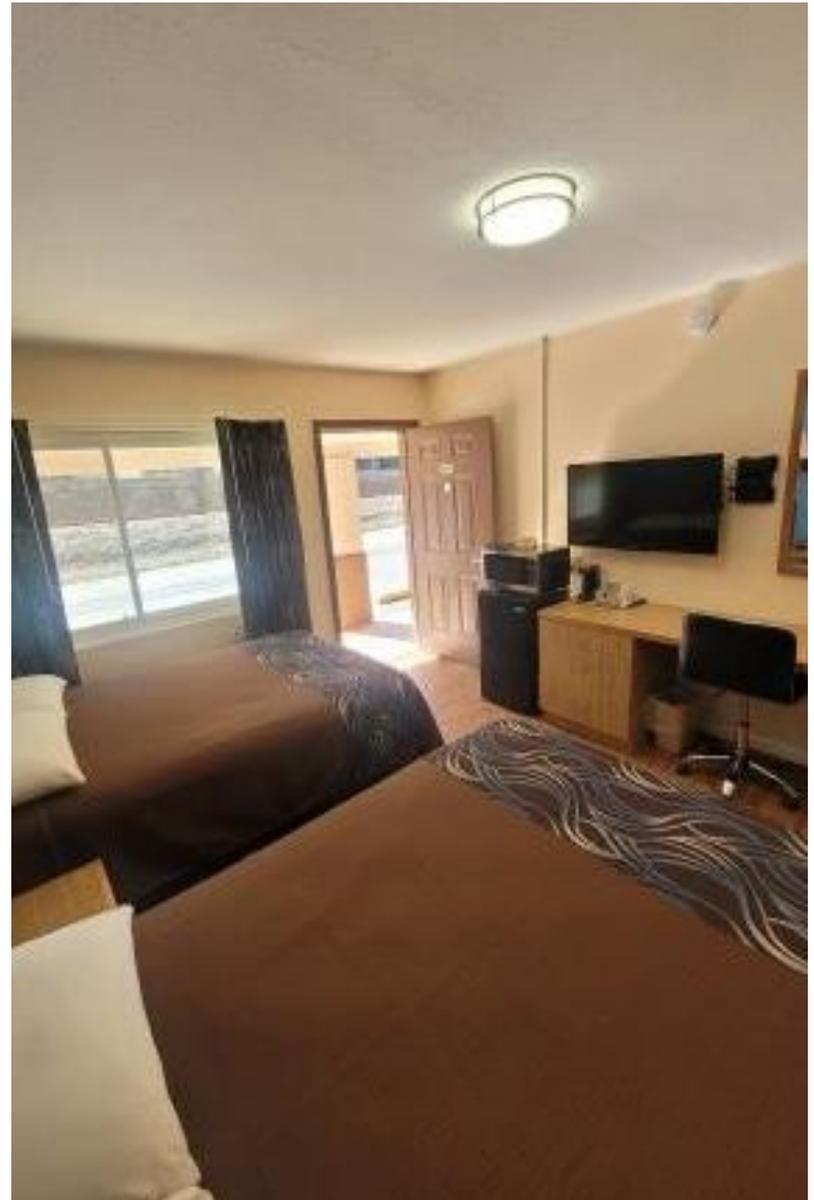
Property Description

Property Features

Property Images

PROPERTY FEATURES

TOTAL ROOMS	24
BUILDING SF	5,019
LAND SF	43,560
LAND ACRES	1
YEAR BUILT	1965
ZONING TYPE	B2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	0.23
PARKING RATIO	1.32/Room













CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Inquire today:

Silvestre Madrigal
Century 21 Commercial
(562) 843-3495
c21ccgroup@gmail.com
CalDRE #01363650