

# SALE

## SONESTA ESSENTIAL ORLANDO AIRPORT

8101 Aircenter Ct Orlando, FL 32809



SALE PRICE

\$12,800,000

**Mousa Wakileh**  
(941) 960-9336

**William Miller**  
(954) 675-2501

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Orlando, FL: 8101 Aircenter Ct. Located minutes from MCO airport, Sonesta Essential Orlando Airport offers seamless access to the city's key landmarks and attractions, including Orlando Convention Center Card, SeaWorld® Orlando, Universal Studios, and Walt Disney World®. Whether staying for a night or a few days, enjoy an excellent location and amenities designed to make you feel well-cared for. From cozy, pet-friendly smoke-free guest rooms equipped with micro-fridges, microwaves, and free Wi-Fi, to a 24-hour front desk, free parking, breakfast, a fitness center, and an outdoor pool, our Orlando airport hotel has everything you may need for a comfortable and convenient stay. This property is primed for success. With its strategic location in the heart of Orlando, it offers a high-potential investment opportunity for those seeking to capitalize on the thriving hospitality market. Don't miss your chance to acquire this ideal commercial real estate asset with substantial potential for growth and success.

### OFFERING SUMMARY

Sale Price:	\$12,800,000
Number of Rooms:	100
Lot Size:	61,876 SF
Building Size:	52,358 SF

### SONESTA BRAND

Essential is a Sonesta newer midscale brand designed for value conscious travelers near airports and transit hubs. Captures transient demand with midscale efficiency. Essential is an emerging brand with a national rollout.

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### LOCATION DESCRIPTION

This prime Orlando location offers close proximity to a wealth of attractions, including the Orlando International Airport, the Florida Mall, and Orlando's world-renowned theme parks. The area boasts an array of dining options, shopping centers, and entertainment venues, making it an enticing destination for visitors and a lucrative opportunity for Hospitality investors. With its convenient access to major transportation hubs and popular tourist destinations, the location presents an exciting potential for growth and revenue. Explore the myriad possibilities that this dynamic and thriving area has to offer.

### CLOSE PROXIMITY TO

Orlando International (4 miles) and conveniently located to area attractions – The Florida Super Regional Mall (3 miles), Kia Center (6 miles), Orange County Convention Center (9 miles), Universal Orlando (7 miles), Orange County Premium Outlets (7 miles), Seaworld (9 miles) Disney World Resorts, 14 miles

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### ROOM MIX

(1) Queen Master	7
Queen Suite	
(2) Queen Standard	28
(2) Queen Standard, handicapped	6
King Suite	11
King Standard	10
King Standard, handicapped	4
Suite	1
<b>Total</b>	<b>100</b>



### ADDITIONAL PROPERTY INFORMATION

- Year built – 1999
- Current ownership acquired – January 2022
- Recently completed renovations and upgrades (\$1.537M) that significantly exceeded the required property improvement program
- 5 stories, interior corridor, concrete block construction
- Land size 1.42 acres
- Zoning – Orange County, C-1

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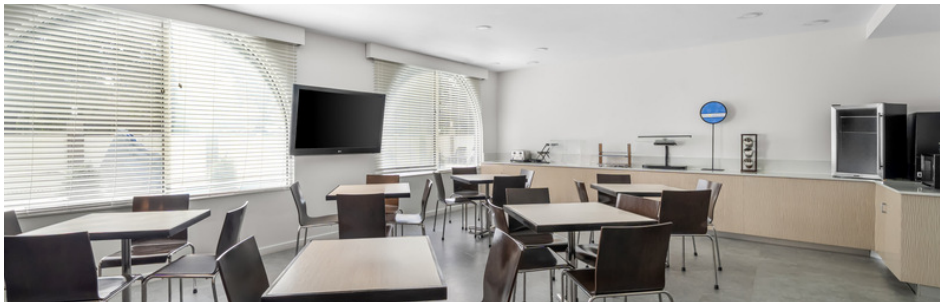


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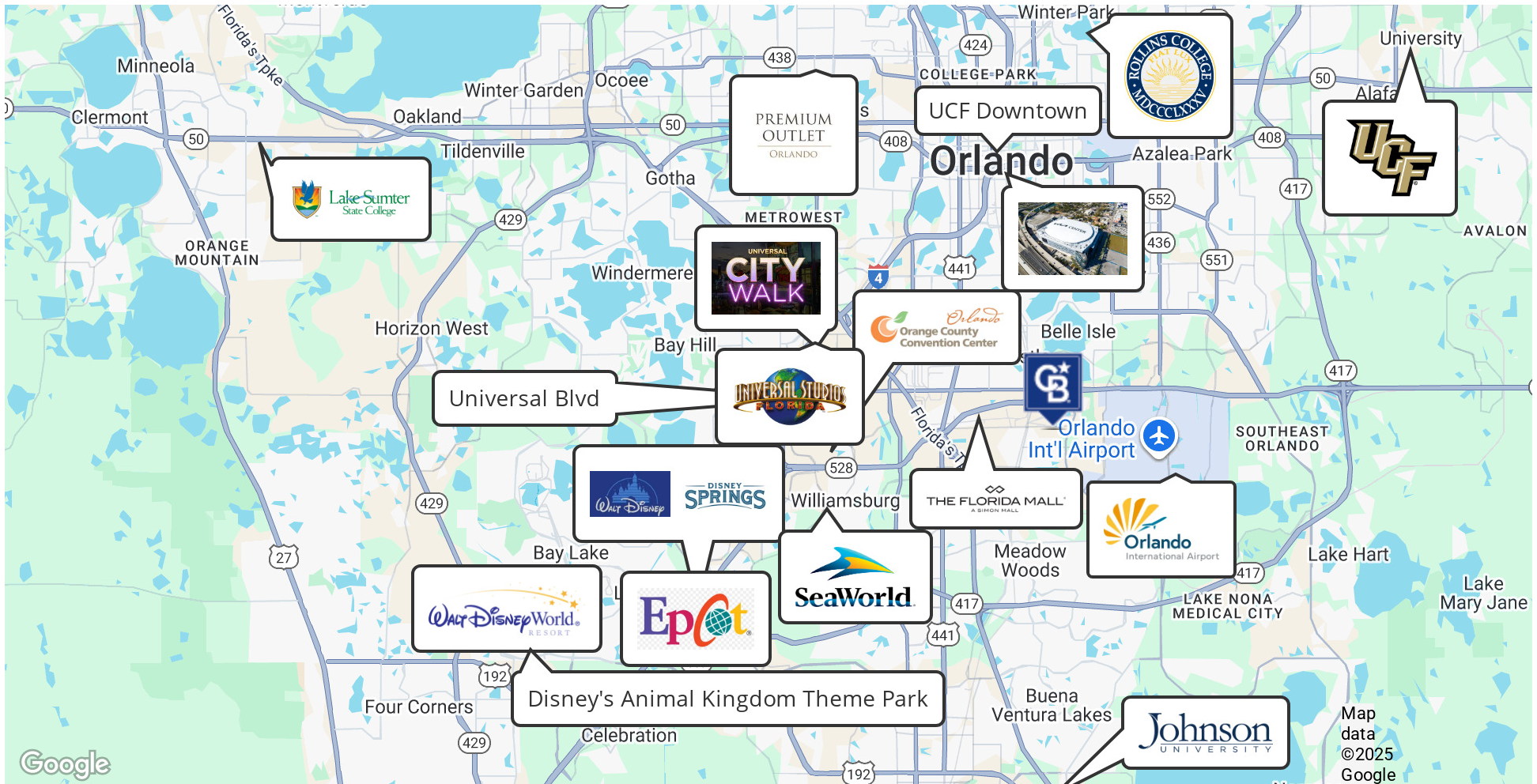


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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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### MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: (941) 960-9336

### PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council, CREW Tampa Bay and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

#### Coldwell Banker Commercial Realty

11215 E State Road 70 Ste 105  
Lakewood Ranch, FL 34202  
941.739.6777

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**WILLIAM MILLER**

Commercial/Investment Associate

[william.miller@cbcprt.com](mailto:william.miller@cbcprt.com)

Direct: (954) 675-2501

### PROFESSIONAL BACKGROUND

30+ years as a commercial / investment associate specializing in hospitality, multifamily and development. Extensive experience with hotels up to 200 rooms.

Experience includes: Financial officer for a resort hospitality company, Dallas, Texas. Financial reporting, lender relations and member of the acquisitions team. Flagship property – Pinehurst Resort Hotel and Country Club. Numerous amenities including 7 golf courses and the world-renowned Pinehurst #2. Host of multiple U.S. Opens and U.S. Amateurs.

Certified Public Accountant, Deloitte - hospitality and development.

#### Coldwell Banker Commercial Realty

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