



MARLINTON MOTOR INN

21507 SENECA TRAIL, MARLINTON, WV 24954

MOTEL BUSINESS INVESTMENT



MARLINTON



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MARLINTON MOTOR INN

INVESTMENT OVERVIEW

MARLINTON MOTOR INN

21507 SENECA TRAIL, MARLINTON, WV 24954

SALE PRICE / \$1,200,000

GROSS BUILDING SIZE / 33,292 SQ FT

GROSS LOT SIZE / 10.8 ACRES

NUMBER OF BUILDINGS / 4

NUMBER OF RENTABLE SLEEPING ROOMS / 69

PROPERTY TYPE / Motel

YEAR BUILT / 1980 (RENOVATED IN 2016-PRESENT)

Marlinton Motor Inn, located at 21507 Seneca Trail, Marlinton, WV 24954, presents a unique investment opportunity in the heart of Pocahontas County.

Situated on approximately 10.8 (+/-) acres, this income-producing property encompasses roughly 33,292 (+/-) square feet across four buildings, offering a strong foundation for continued hospitality operations. Originally constructed in 1980, the motel has benefited from ongoing renovations from 2016 to the present, enhancing both functionality and guest appeal.



INVESTMENT HIGHLIGHTS

The property features 69 rentable sleeping rooms distributed between a 22-unit building and a 47-unit building, supported by a large utility shed and an additional small shed for storage and operational needs. Guest amenities include an in-ground pool, dining area with bar, a large covered patio area, and a spacious parking lot that accommodates high occupancy and traveler convenience. Safety and operational efficiency are strengthened with an on-site security system, providing added peace of mind for both ownership and guests. The property includes smoke detectors in all rooms and fire extinguishers on each floor as required by the state fire marshal.

Prominent roadside signage along Seneca Trail ensures excellent visibility and steady traffic exposure. With its extensive improvements, sizeable acreage, and proven income stream, Marlinton Motor Inn is an exceptional opportunity for investors seeking a well-positioned hospitality asset with long-term potential.

INGRESS / EGRESS / PARKING / LOCAL ATTRACTIONS

The property offers three convenient points of ingress and egress leading to a spacious, paved parking lot with excellent access along Seneca Trail. Ideally positioned, it sits just six minutes (3.5 miles) from Marlinton, approximately 34 minutes (24.5 miles) from Snowshoe Mountain Resort, and only a short drive from numerous popular local attractions.

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Marlinton
- Parcels 25.3 and 36, Tax Map 51, Edray District (3), Pocahontas County
- Deed Book 359, Page 271
- No zoning restrictions

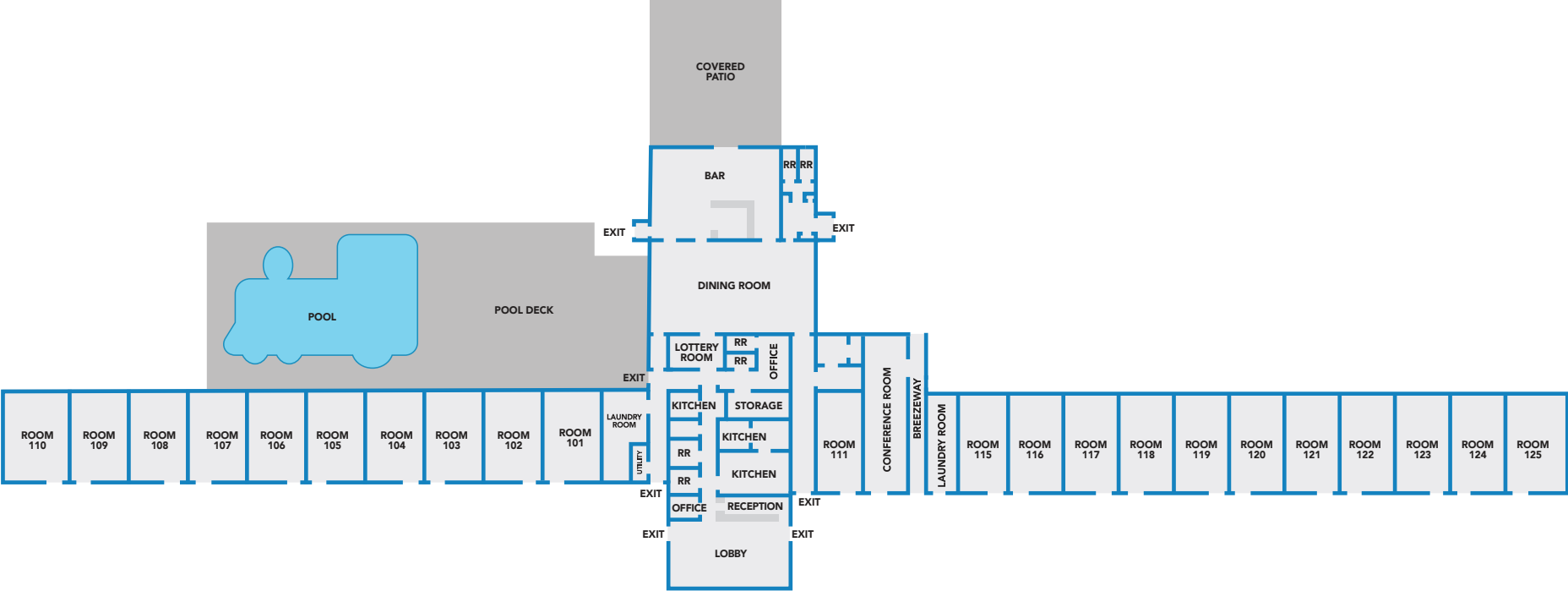
UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Propane Tank (120) Southern States
Water	City of Marlinton
Sewer	City of Marlinton
Trash	Pocahontas County Solid Waste Authority
Cable/Internet	Frontier



FLOOR PLAN - MAIN BUILDING

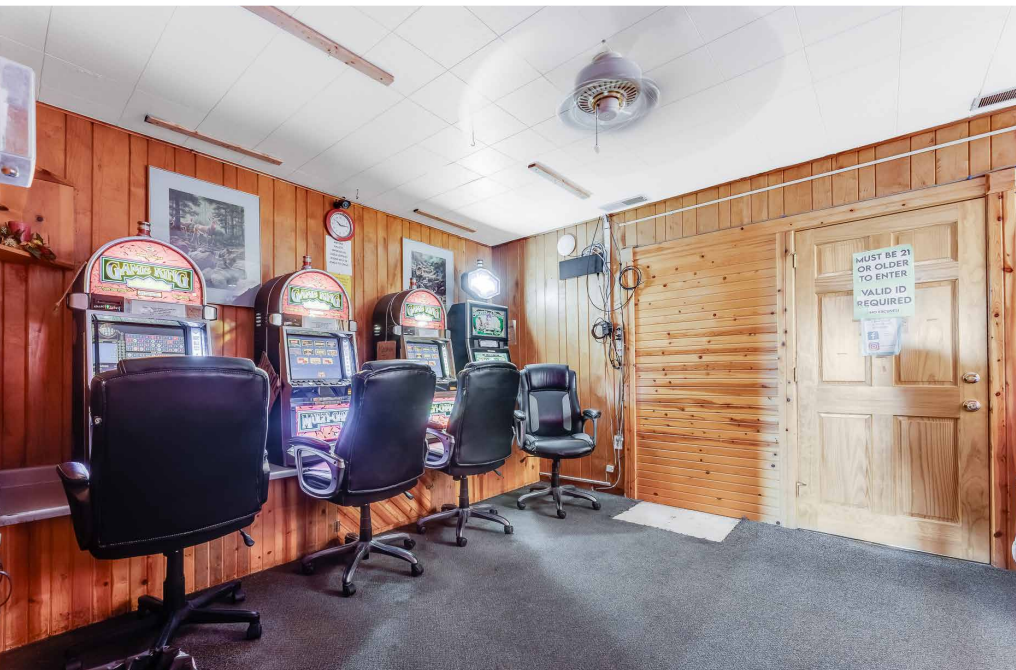




Lobby



Lobby



Lottery Room



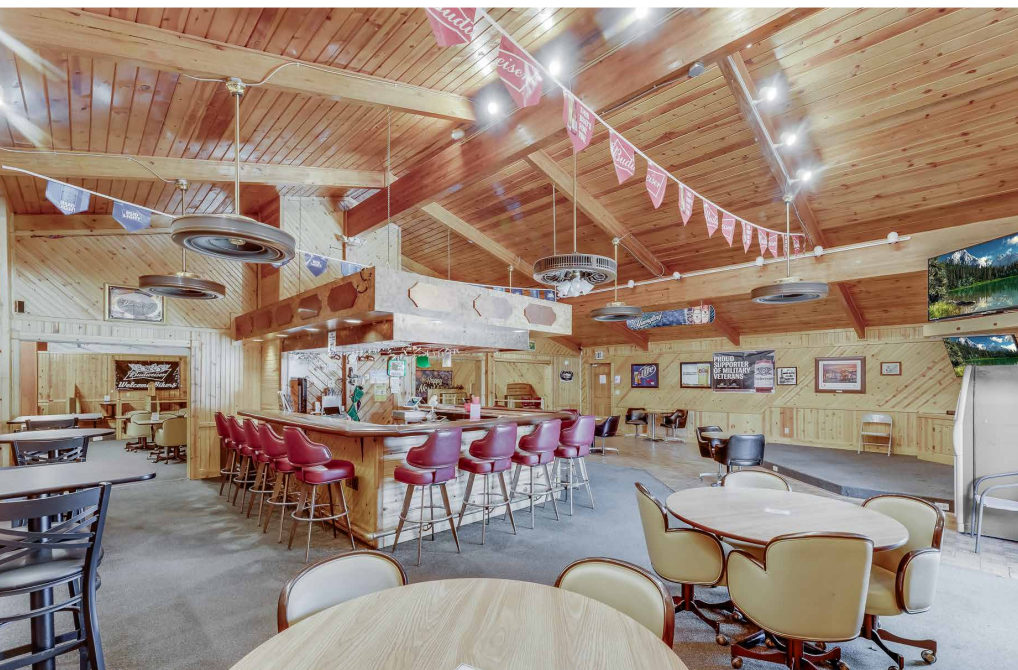
Small Kitchen



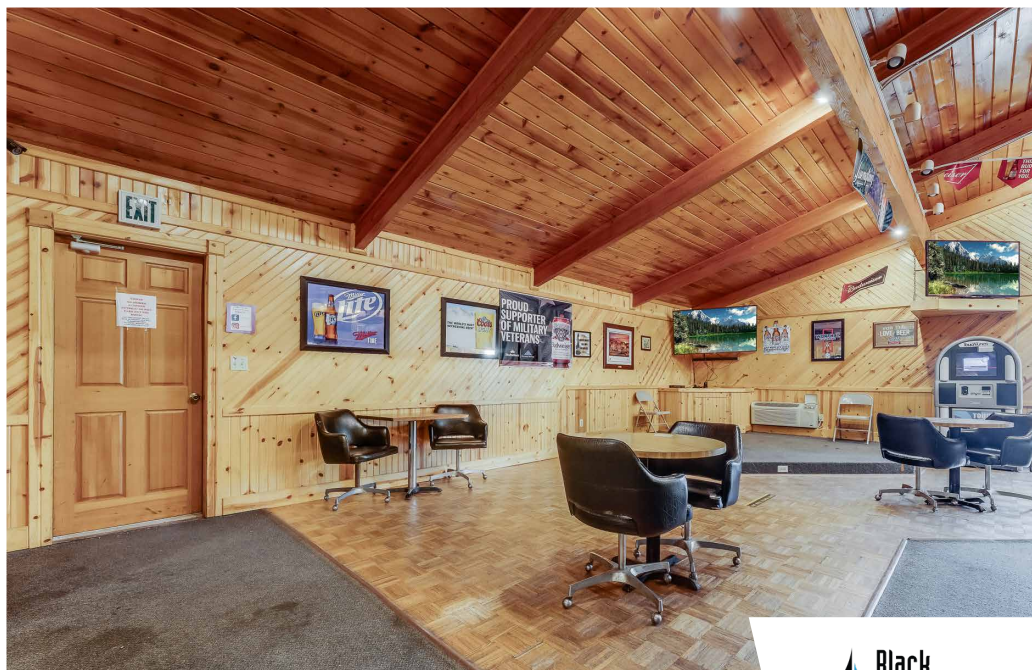
Dining Room



Bar



Dining Room/Bar



Dining Room

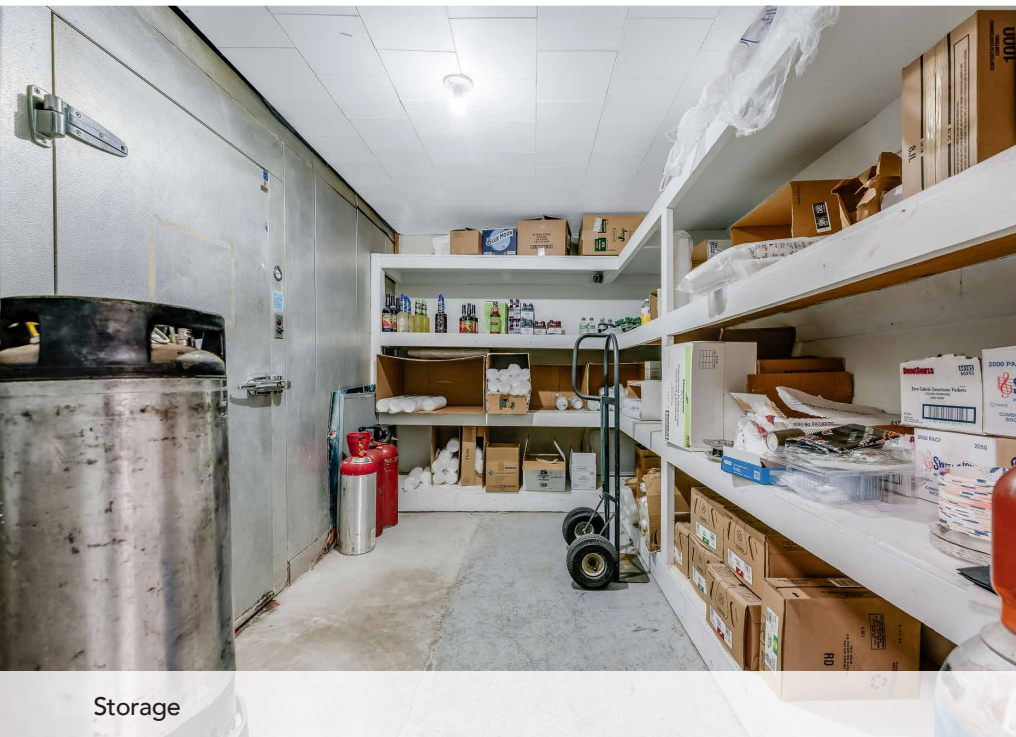




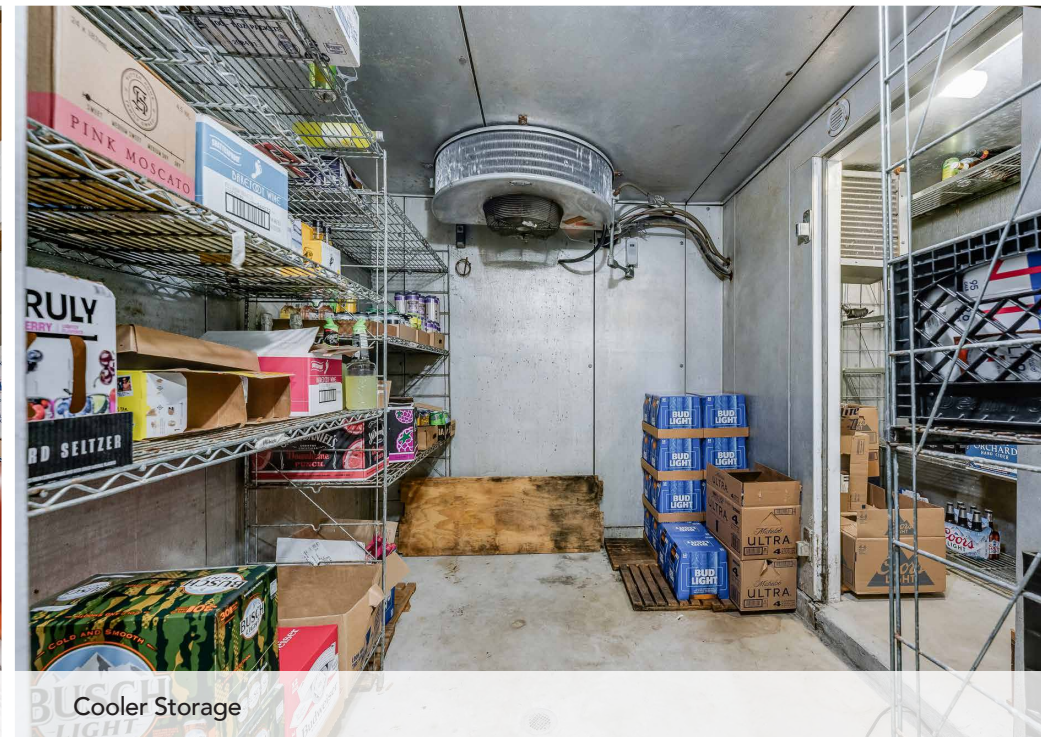
Main Kitchen



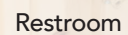
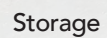
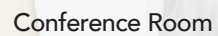
Main Kitchen



Storage



Cooler Storage

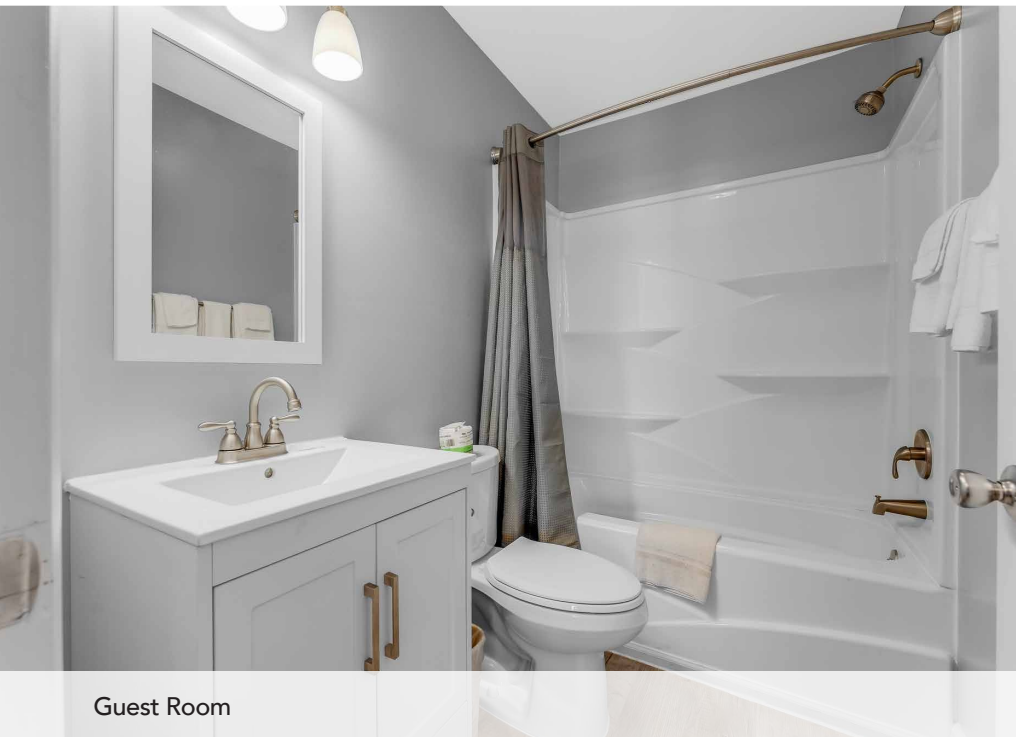




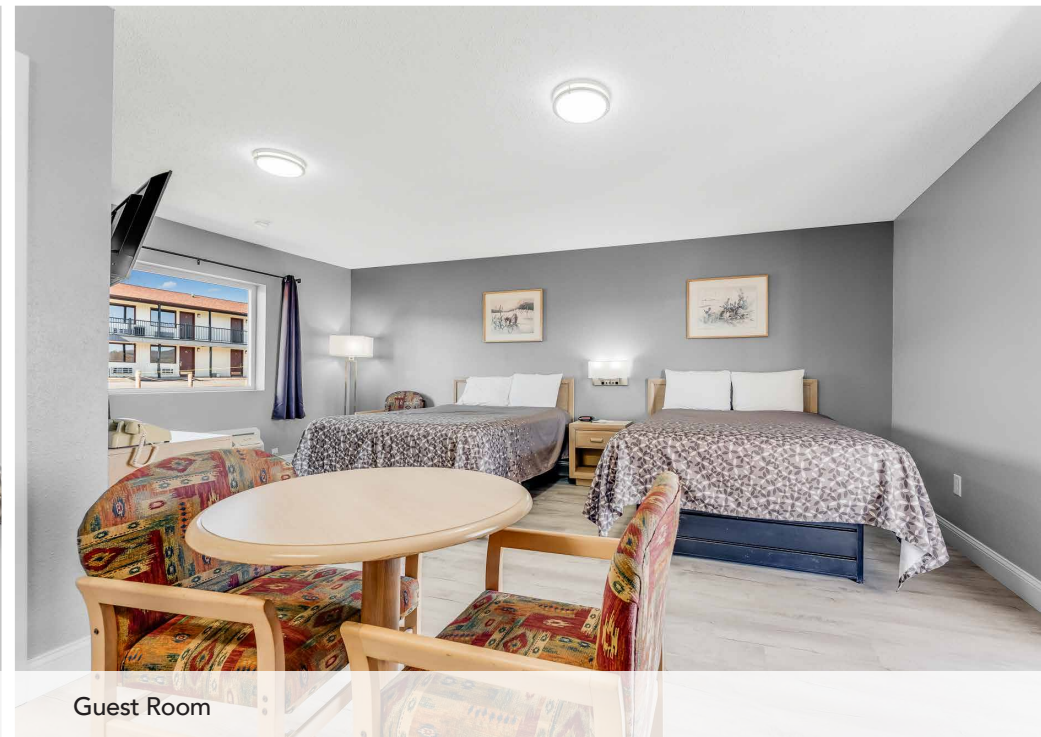
Guest Room



Guest Room



Guest Room



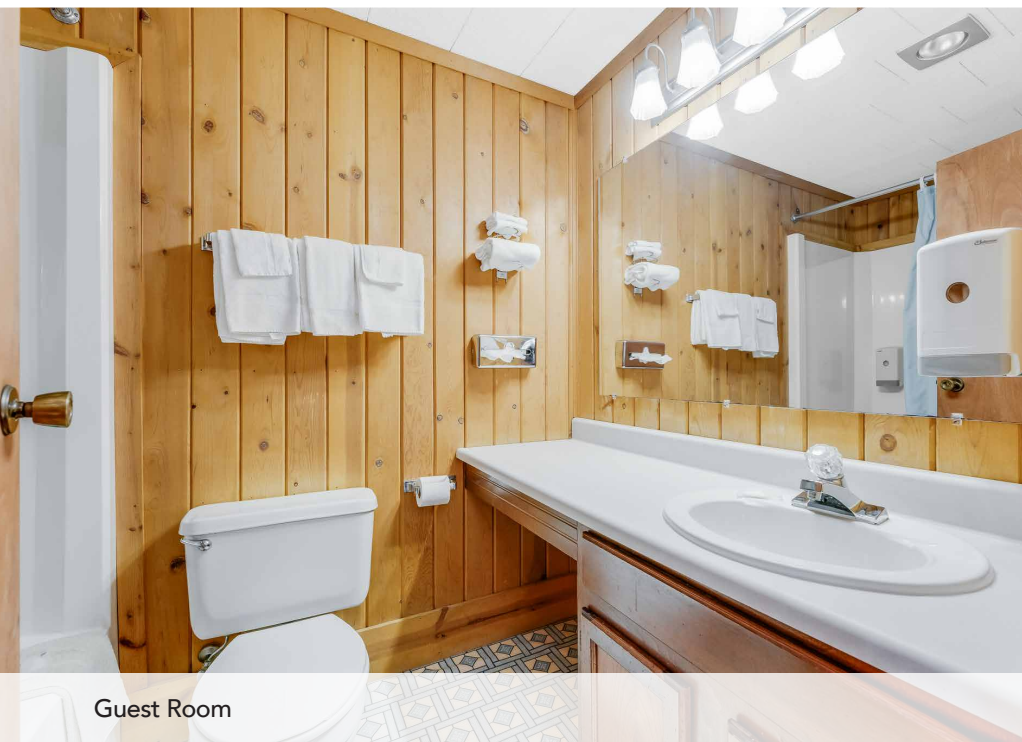
Guest Room



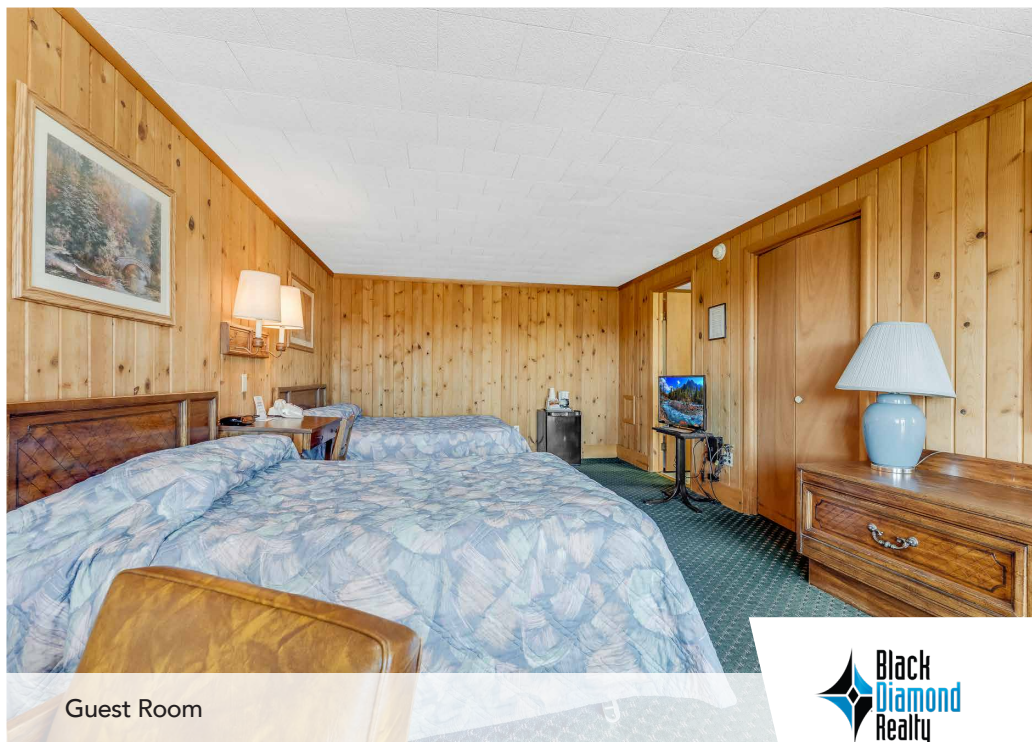
Guest Room



Guest Room



Guest Room



Guest Room

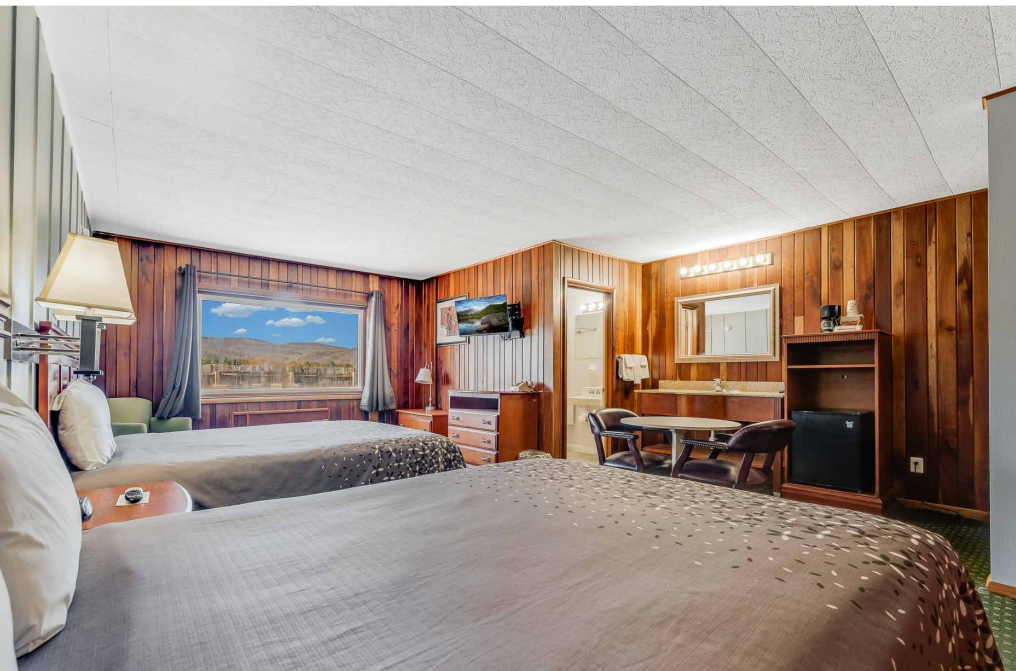




Guest Room



Guest Room



Guest Room



Guest Room



Front of Property/Lobby



Covered Patio



Back Building, Second Level



Pool Area





Pool Area



Covered Patio



Covered Patio



Storage Shed

LOCATION OVERVIEW

POCAHONTAS COUNTY

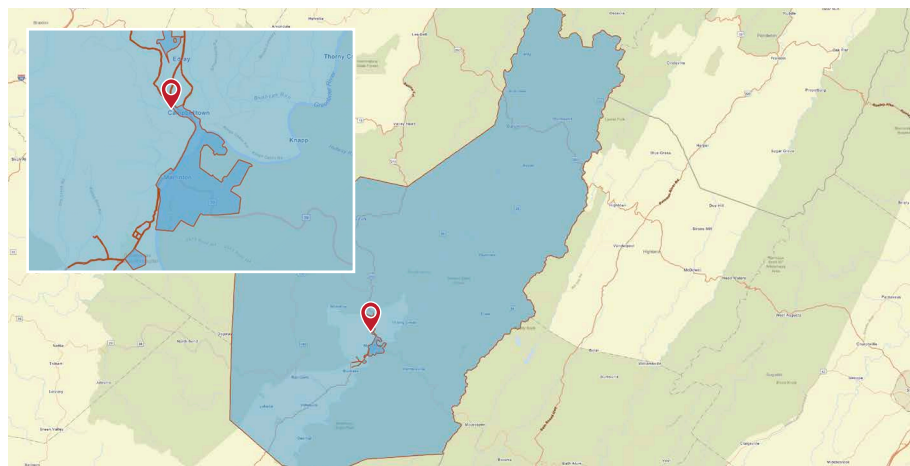
Known as “Nature’s Mountain Playground,” Pocahontas County, West Virginia is located along the eastern border of the state within the George Washington and Jefferson and Monongalia National Forest. Pocahontas County is the third largest county in the state of West Virginia. Also known as the Birthplace of Rivers; eight rivers have their headwaters here-Cherry River, Cranberry River, Elk River, Gauley River, Greenbrier River, Tygart River, Williams River and the Shaver Fork of the Cheat.

Pocahontas County has a total population of 7,678 and a median household income of \$42,591. Total number of businesses is 412.

The **City of Marlinton** has a total population of 958 and a median household income of \$39,160. Total number of businesses is 141.

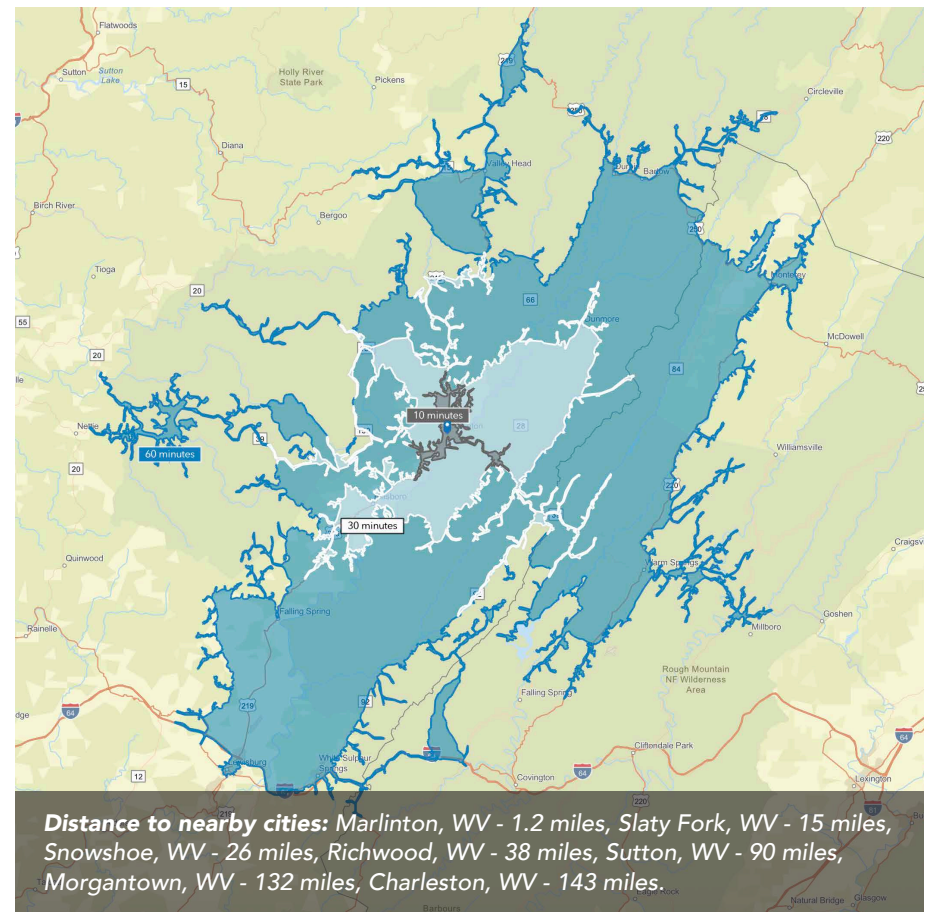
See 3, 5 and 10-mile radius demographics on Page 6.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Pocahontas County, WV Pocahontas City Limits Subject Location

DRIVE TIME





The Google aerial above shows several of the most popular surrounding locations within 3 miles of the subject property. The subject property at 21507 Seneca Trail is highlighted with a yellow star.

- | | |
|-------------------------------------|--------------------------------|
| 1 Marathon Gas Station | 10 NAPA Auto Parts |
| 2 Pocahontas County DHHR | 11 Liquors and More |
| 3 Edray Business Park | 12 Dollar General Market |
| 4 Eddie's Service Center LLC Garage | 13 Exxon Gas Station |
| 5 Johnnys Garage | 14 Greenbrier Grille and Lodge |
| 6 Pocahontas County Senior Program | 15 Marlinton Elementary School |
| 7 Glades Building Supply | 16 Mitchell Chevrolet, Inc. |
| 8 Pendleton Community Bank | |
| 9 Dairy Queen Grill & Chill | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



1,277

Total
Population



68

Businesses



1,137

Daytime
Population



\$152,957

Median Home
Value



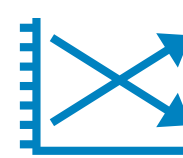
\$24,935

Per Capita
Income



\$34,301

Median
Household
Income



-0.6%

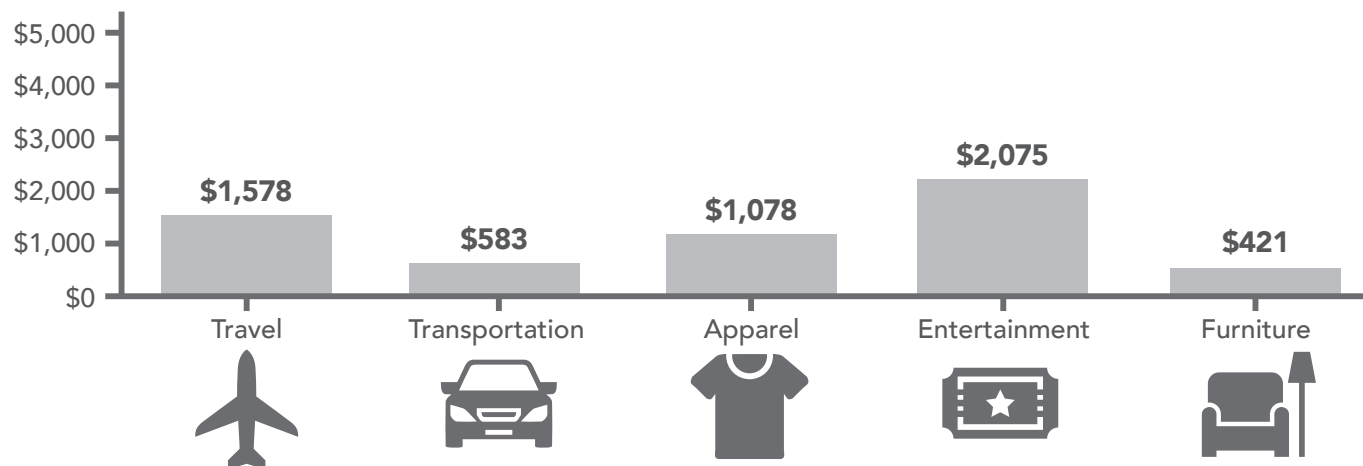
2025-2030
Pop Growth
Rate



1,319

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



2,263

Total
Population



164

Businesses



2,272

Daytime
Population



\$150,714

Median Home
Value



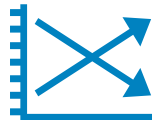
\$25,331

Per Capita
Income



\$36,297

Median
Household
Income



-0.5%

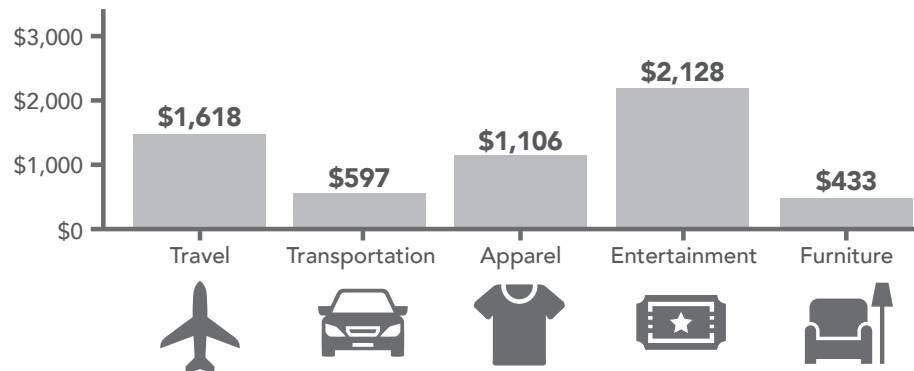
2025-2030
Pop Growth
Rate



2,338

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



3,616

Total
Population



195

Businesses



3,337

Daytime
Population



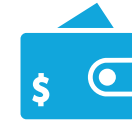
\$153,914

Median Home
Value



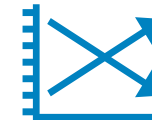
\$25,361

Per Capita
Income



\$37,221

Median
Household
Income



0.5%

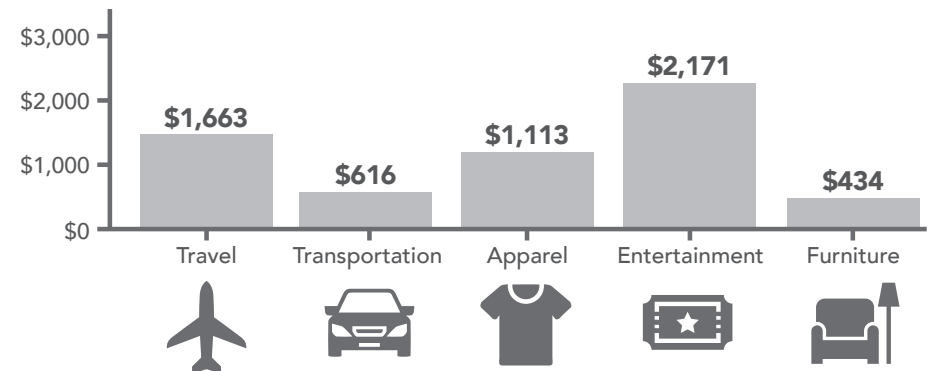
2025-2030
Pop Growth
Rate



2,606

Housing Units
(2020)

KEY SPENDING FACTS





 **MARLINTON MOTOR INN**

Aerial Facing West





Aerial Facing Southwest



Aerial Facing Northeast



Aerial Facing Northeast



Aerial Facing South



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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**All information is believed to be accurate but not guaranteed. More information is available upon request.*