



Offering Memorandum

Ramada By Wyndham Strasburg, OH

Confidentiality & Disclaimer

The information in this Marketing Brochure is proprietary and confidential, intended solely for the recipient from OwnerLand Realty. It must not be shared with others without written consent. This brochure provides a summary of unverified information for potential purchasers and aims to gauge initial interest in the property.

This information does not substitute for thorough due diligence. OwnerLand Realty does not provide warranties or representations regarding the property's income, expenses, hazardous substances, regulatory compliance, physical condition, or tenant intentions. Although sourced from reliable parties, OwnerLand Realty has not verified it and makes no guarantees about its accuracy or completeness. Prospective buyers are encouraged to independently verify all information.

All materials obtained from OwnerLand Realty are provided without warranties regarding their completeness, accuracy, or compliance with government requirements. Parties must conduct their own investigations and due diligence. OwnerLand Realty will not investigate matters unless agreed in writing.

Each party should verify information and conduct inspections with independent professionals. Financial data should be confirmed, as estimates of rents do not guarantee achievable rates. Legal, tax, title, and property condition inquiries should be directed to appropriate professionals.

All properties and services are marketed by OwnerLand Realty in compliance with fair housing and equal opportunity laws.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT WITH YOUR OWNERLAND REALTY AGENT FOR DETAILS. THIS IS A CONFIDENTIAL LISTING. DO NOT CONTACT THE PROPERTY, DISTURB EMPLOYEES, OR VISIT THE PROPERTY WITHOUT A CONFIRMED APPOINTMENT WITH THE LISTING BROKERAGE.



Ramada by Wyndham Strasburg Ohio

Table Of Contents



OFFERING SUMMARY	5
PROPERTY DESCRIPTION	6
HOTEL DETAILS	7
PROPERTY OUTLINE	8
PROPERTY LOCATION	9
PROPERTY PICTURES	10
HOTEL IMPROVEMENTS	16
FINANCIALS	17
MARKET OVERVIEW	18
DEMAND DRIVERS	19
DEMOGRAPHIC REPORT OF STRASBURG, OHIO (ZIP CODE 44680)	21
ADVISOR BIOS	22

**EXCLUSIVELY
LISTED BY**

Priyanshu (Pri) Adathakkar

614-450-2510

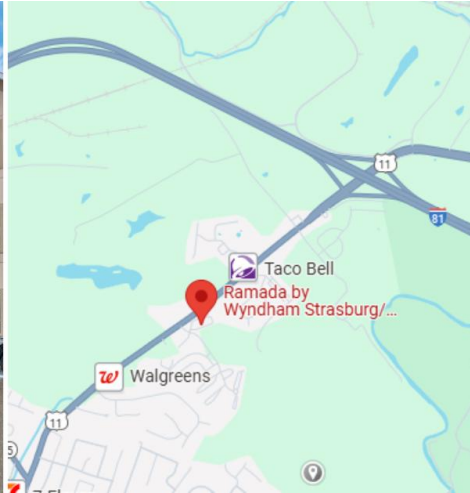
Pri@beautifulcity.us

Rob Calabro

937-554-9930

rob@robcalabro.com

OwnerLand



Ramada by Wyndham Strasburg Ohio Offering Summary

Property Overview

The Ramada by Wyndham Strasburg, OH, is a interior corridor hotel offering 57 guest rooms, a full service pub, indoor pool, and conference facilities. Situated near Amish Country attractions and a new manufacturing facility, it benefits from diverse tourism and business travel. Features include spacious rooms, a comfortable lobby, and a well-equipped pub with a full liquor license. This property offers an excellent investment opportunity with strong revenue and potential for growth and improvements!

Sale Price:	\$2,800,000
Cap Rate:	11.2%
NOI:	\$314,448.84
Available SF:	
Lot Size:	2.06 Acres (Approximate)
Year Built:	1998
Building Size:	35,718 SF
Zoning:	411 - Hotels
Market:	Strasburg
Price / SF:	\$78.39

Investment Highlights

- Established hotel with a strong brand affiliation (Ramada by Wyndham).
- Diverse revenue streams from lodging, food & beverage, and events.
- Favorable location with access to multiple demand generators.
- Well-maintained property with a range of desirable amenities.
- Potential for future growth and expansion.

Contact OwnerLand Realty today to learn more about this exceptional investment opportunity.

Ramada by Wyndham Strasburg Ohio

Property Description

Introducing the Ramada by Wyndham Strasburg, Ohio, situated at 509 S Wooster Ave, Strasburg, OH. This remarkable hotel is now available for purchase! Partner with OwnerLand Realty to explore the vast potential of this well-established property.

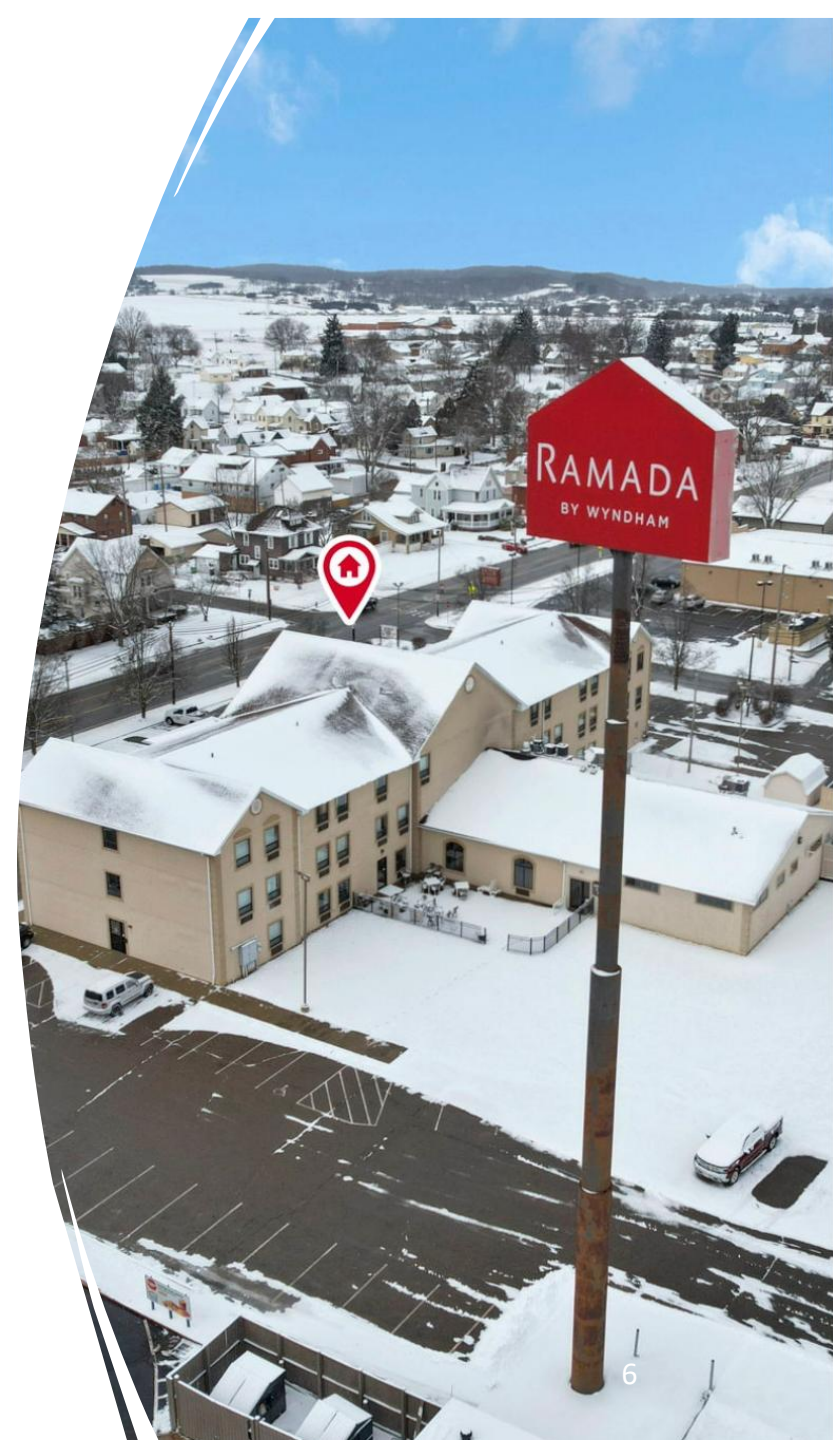
The Ramada by Wyndham offers 57 guest rooms, a lively pub, an indoor pool, and conference facility. Guests will enjoy spacious accommodations, a welcoming lobby, and a fully-licensed pub. This property presents an outstanding investment opportunity in a flourishing market.

LOCATION OVERVIEW

This hotel is perfectly situated to capitalize on a diverse range of tourism and business travel.

- **Golf & Nature:** Nestled in the heart of Ohio's scenic countryside, the area boasts several renowned golf courses and natural attractions, drawing in golf enthusiasts and nature lovers alike.
- **Amish Country:** Experience the charm of nearby Amish communities, with their unique crafts, traditional lifestyle, and delicious home-style cooking, attracting a significant tourist segment.
- **Pass-through Travel:** Located near major highways, the hotel benefits from a constant flow of travelers seeking convenient overnight accommodation.
- **Business Travel:** A new manufacturing facility under construction nearby promises to generate increased demand for accommodation from business travelers, construction workers, and suppliers.

This combination of factors creates a strong and varied demand base, ensuring year-round occupancy and revenue potential.



Ramada by Wyndham Strasburg Ohio

Hotel Details

Building Name:	Ramada by Wyndham Strasburg Dover
Address:	509 S Wooster Ave
City, State, Zip:	Strasburg, OH 44680
County:	Tuscarawas
County Parcel IDs:	23-00330-000 & 23-00477-000
Date Built / Open:	1998
Total SF:	
Hotel	31,350 sq. ft.,
Pool	2,184 sq. ft.
Pub	2,184 sq. ft.
Guest Rooms:	57
Handicap rooms	3
Jacuzzi rooms	2
2-room suites	2
Over-size suites	7
Doubles	24
Kings	19

BUILDING AMENITIES

Pool Type: Indoor heated pool with Jacuzzi

Number Of Floors: 3

Fitness room: Yes

OTHER INFORMATION

6' wide hallways

Large over-size storage rooms 2nd and 3rd floors

Large laundry with 2 heavy-duty commercial grade washers, 2 commercial gas dryers

Hot water circulating pump

Very comfortable, attractive over-size lobby with guest office center

Continental breakfast room

Large conference room for 80 people

Guest laundry

Guest fitness room

Concrete patio

Heated pool with Jacuzzi

Broken Niblick Pub

Locally built Wine Rack

12' ceiling with Maple three-panel doors

All Maple wood trim

Sofas and chairs for relaxed seating

Tables and chairs for 70

Full liquor license with Sunday sales

Ohio lottery

Efficiency kitchen / prep area allows for bar food sales, and potential for breakfast service in the future

Frequently hosts events and local bands

Website: <https://www.wyndhamhotels.com/ramada/strasburg-ohio/ramada-strasburg-dover/>

**Ramada by Wyndham
Strasburg Ohio**
Property Outline

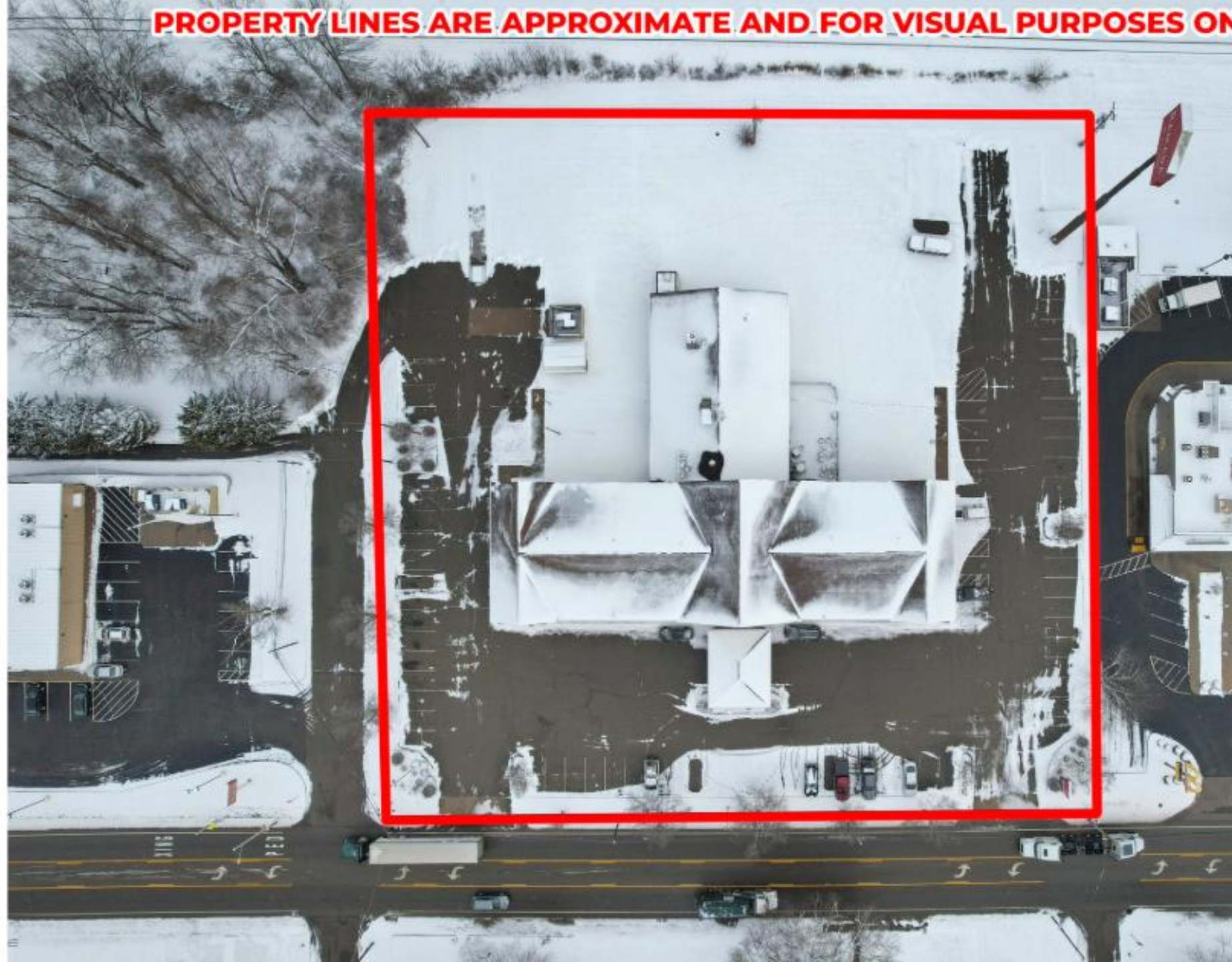
**Contact OwnerLand Realty today
to learn more about this
exceptional investment opportunity**

Priyanshu (Pri) Adathakkar
614-450-2510 | pri@beautifulcity.us

Rob Calabro
937-554-9930 | rob@robcalabro.com

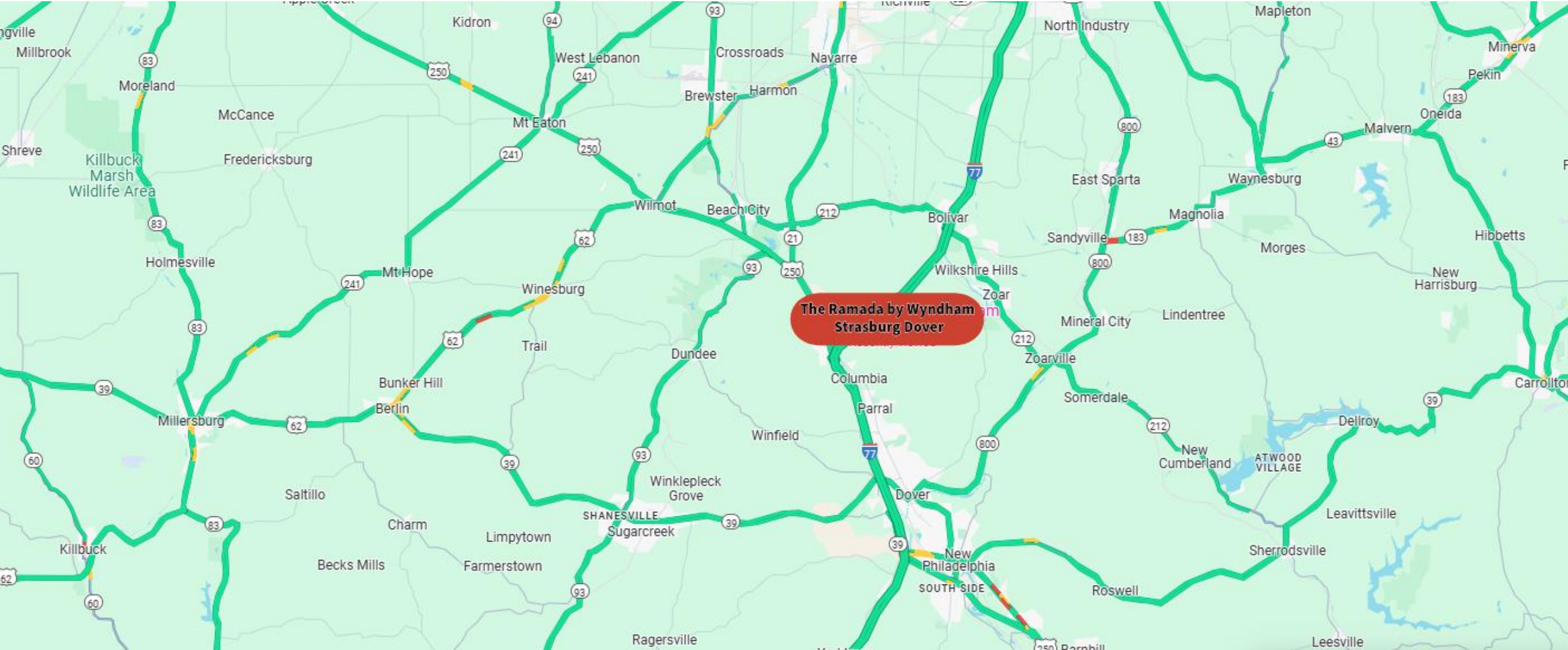
OwnerLand
REALTY®

PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY



Ramada by Wyndham Strasburg Ohio

Property Location



Ramada by Wyndham Strasburg Property Pictures



Potential for Future Growth and Expansion



Ramada by Wyndham Strasburg

Property Pictures

This interior corridor hotel features:

- 57 guest rooms**
- Full-service pub**
- Indoor pool**
- Conference facility**
- Exercise Room**

OwnerLand
REALTY®



Ramada by Wyndham Strasburg
Property Pictures

**Well-Equipped
Pub
Broken Niblick
Pub**

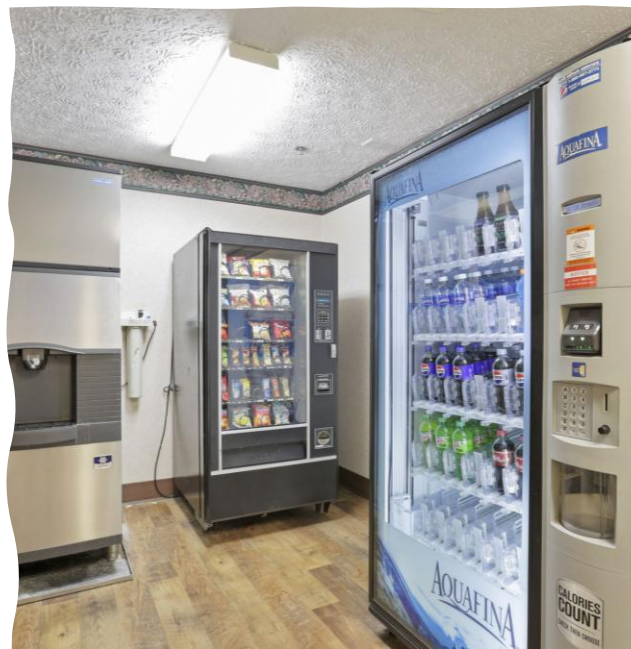
OwnerLand
REALTY®



Ramada by Wyndham Strasburg Property Pictures

Diverse Revenue Streams from Lodging, Food & Beverage, and Events

OwnerLand
REALTY®

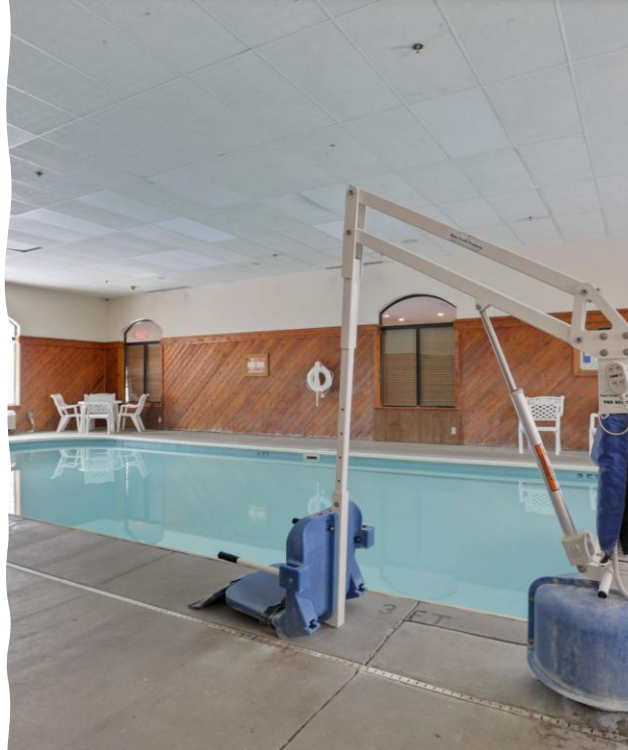


Ramada by Wyndham Strasburg

Property Pictures

Well-
Maintained
Property with
Desirable
Amenities

OwnerLand
REALTY®



Ramada by Wyndham Strasburg

Property Pictures

Spacious Guest Rooms

OwnerLand
REALTY®



Ramada by Wyndham Strasburg Ohio

Hotel Improvements

1. **ROOF.** The roof on the facility is less than 10-years old. It was replaced in approximately 2017.
2. **GUEST ROOM DOOR LOCK SYSTEM.** In 2023, every guest room (57) door lock was replaced with an new automated key card system, which can also be used for guest remote entry with a phone app. Allows for remote check-in/check-out. \$29,809.
3. **SPRINKLER SYSTEM.** In 2023, installed a new sprinkler system covering the entire hotel, including the swimming pool area and pub. \$36,359
4. **CARPETING.** Between 2022 and 2023 new carpeting was installed in all hallways on all three floors. \$ 22,239
5. **INDUSTRIAL WASHER.** In 2022, a new heavy-duty industrial washer was added to the laundry room. \$12,536
6. **NEW INDUSTRIAL-SIZE WATER HEATERS.** In 2023, two new, large-sized water heaters were installed. \$11,500 and \$10,000 (\$21,500)
7. **CARPET.** In 2023, new carpet was installed. \$6,939
8. **LARGE OVEN.** In 2023, a new oven was installed in the restaurant/pub. \$4,927
9. **PAINTING.** In 2021, guest rooms were professionally painted. \$3,988
10. **COOLER.** In 2022, a new beer cooler was installed in the restaurant/pub. \$3,718
11. **ICE MACHINE.** In 2022, a new large ice machine was installed in the restaurant/pub. \$3,516
12. **FURNITURE.** In 2021, new chairs purchased for some guest rooms. \$3,199
13. **REFRIGERATORS.** In 2022, new refrigerators were purchased for guest suites. \$1,697
14. **AIR CONDITIONER UNITS.** In 2021, some air conditioning units were replaced with new units.

Ramada by Wyndham Strasburg Ohio
Financials

	2022	2023	2024	2025 (proforma)
TOTAL SALES	\$1,082,819.00	\$1,044,323.00	Figures not yet available....	\$1,233,742.36
COST OF GOODS SOLD	\$219,743.00	\$251,352.00		\$242,613.93
ADMINISTRATIVE EXPENSE	\$150,378.00	\$125,396.00		\$142,023.61
REPAIRS & MAINTENANCE EXPENSE	\$60,477.00	\$60,806.00		\$62,460.75
SALARIES (PERSONNEL EXPENSE)*	\$337,226.00	\$360,251.00		\$325,000.00
UTILITIES EXPENSE	\$80,571.00	\$80,477.00		\$82,939.72
TAXES AND LICENSING	\$68,564.00	\$56,204.00		\$64,255.52
TOTAL EXPENSES	\$916,959.00	\$934,486.00		\$919,293.52
NET OPERATING INCOME*	\$165,860.00	\$109,837.00		\$314,448.84

*INCOME CALCULATIONS BEFOR INTEREST, INCOME TAXES, DEPRECIATION, AMORTIZATION, AND OWNER SALARIES. PROFORMA FIGURES ASSUME REVENUE AND OPERATIONAL IMPROVEMENTS.



Strasburg, Ohio: Mid-Scale Hotel Market

Strasburg, Ohio, a quaint village nestled in the heart of Ohio's Amish Country, offers a unique blend of small-town charm and rich cultural heritage.

Visitors can explore local attractions like the Ohio Star Theater at Dutch Valley, the Alpine Hills Historical Museum, and the Wilkeshire Golf Course.

This unique setting presents a compelling opportunity for the hospitality industry, particularly within the mid-scale hotel market.

Mid-Scale Hotels in Strasburg

The Ramada by Wyndham Strasburg Dover, located at 509 South Wooster Ave., Strasburg, OH 44680 stands as a prominent mid-scale hotel in Strasburg.

Its strategic location near attractions like the Warther Carving Museum and the Ohio Star Theater at Dutch Valley makes it a convenient choice for travelers.

The hotel offers a comprehensive range of amenities to enhance the guest experience, including free WiFi, an indoor pool, and a fitness center. Guests can also enjoy the convenience of an on-site restaurant and bar.

Ramada by Wyndham Strasburg OH Demand Drivers



Proximity to Amish Country

Strasburg's location within Ohio's Amish Country is a significant driver of tourism and a key factor in the success of its hospitality sector. This region, renowned for its traditional Amish way of life, attracts over 4 million visitors annually, with October being the peak month for tourist traffic. The Amish Country offers a captivating cultural experience, allowing visitors to witness horse-drawn buggies, explore Amish farms and houses, and purchase authentic handcrafted goods. Strasburg itself adds to the allure with its charming antique shops and boutiques.

Ohio Star Theater at Dutch Valley

This popular theater draws visitors from across the state and beyond with its Broadway-caliber productions and family-friendly shows. Guests attending performances often seek overnight accommodations, boosting demand for hotels like the Ramada by Wyndham Strasburg.

Alpine Hills Historical Museum

History buffs and those seeking a glimpse into the region's past are attracted to the Alpine Hills Historical Museum. Its exhibits and events generate tourist traffic, increasing demand for lodging options in the area.

Wilkshire Golf Course

This renowned golf course attracts avid golfers seeking a challenging and scenic experience. Tournaments and events held at the course bring in players and spectators, further contributing to the demand for hotel rooms in the vicinity.

New EV manufacturing facility

The construction of a new electric vehicle manufacturing facility in Dover, spearheaded by Schaeffler, is a significant economic driver for the region. This project will create 650 new jobs and generate \$54 million in payroll, attracting engineers, technicians, and support staff to the area. These individuals will require temporary housing during relocation and ongoing accommodation for business travel, creating a substantial and long-term demand driver for hotels like the Ramada by Wyndham Strasburg.



**Pro Football Hall of
Fame
Canton, OH**

Pro Football Hall of Fame Events

The Pro Football Hall of Fame, especially during its annual Enshrinement Week, draws massive crowds to Canton. With limited lodging options in the immediate area, the Ramada by Wyndham Strasburg becomes a convenient and attractive option for overflow guests seeking comfortable accommodations. The Hall of Fame's expansion with new shopping and entertainment further amplifies its draw, increasing potential guests for the hotel.

Canton's Historical Attractions

Canton's rich history, showcased through attractions like the McKinley Presidential Library and Museum and the First Ladies National Historic Site, attracts tourists year-round. These visitors often explore the surrounding areas, including Amish Country, creating additional demand for hotels like the Ramada by Wyndham Strasburg.

Strategic Highway Access

The Ramada's location near a major highway, with limited exits north towards Stark County, positions it as a convenient stopover for travelers heading to Canton for Hall of Fame events or other attractions. This accessibility further enhances its appeal and contributes to consistent occupancy.

Contact OwnerLand Realty today to learn more about this exceptional investment opportunity.

Demographic Report of Strasburg, Ohio (Zip Code 44680)

Population Demographics

Total Population

The total population of Strasburg, Ohio (zip code 44680) is 4,255 with a population density of 244 people per square mile. The time zone is Eastern (GMT -05:00).

Age

The median age for zip code 44680 is 46. The median age for males is 42.10, and the median age for females is 44.00.

Race and Marital Status

In zip code 44680, 94.8% of residents identify as White. The majority of residents (57.1%) are married, while 26.3% have never been married.

Education Levels

The percentage of residents with at least a college degree in zip code 44680 is 19.7%. Of those with a college degree, 28.1% hold a degree in a STEM field.

Commute Time

The average commute time for residents of zip code 44680 is 26.2 minutes.

Households & Income

Total Households

The total number of households in zip code 44680 is 1,690.

of Persons per HH

The average number of persons per household in zip code 44680 is 2.42.

Average HH Income

The median household income for zip code 44680 is \$65,862. Furthermore, 4.3% of households in the area have an annual income exceeding \$200,000.

Advisor Bios



Priyanshu (Pri) Adathakkar | 614-450-2510 | pri@beautifulcity.us

Pri is a seasoned professional with expertise in commercial real estate advising, development, and hospitality management. Over the past decade, Pri has guided property investors, led development projects, and crafted personalized hospitality experiences. Their strong educational background and professional associations highlight their commitment to excellence.

As a commercial real estate advisor, Pri navigates complex investments while leading various ventures as CEO and President, emphasizing integrity and tailored services through platforms like BARE Investors.

In hospitality, Pri blends Indian values to create inviting experiences at Nice N Neat Homes. With 13+ years in Ohio's real estate scene, they bridge cultural and local insights.

Pri's civic engagement also demonstrates a commitment to community improvement, advocating for transportation accessibility and regional development. This complements their real estate work, providing valuable perspectives on local government dynamics.



Rob Calabro | 937-554-9930 | rob@robcalabro.com

Rob is a seasoned professional in the real estate industry, boasting extensive experience as a savvy investor and adept project manager. With a proven track record of success, Rob has navigated numerous projects across various sectors, including value-add residential and small multi-family. Rob owns and operates a small hotel in Columbus and uses his experience in the hospitality industry to add-value when helping others.

Rob's expertise in project execution and personnel management, distinguishes him as a capable leader in the field. His keen insight for analyzing opportunities will help lead the team in making informed decisions, driving profitability and growth in future ventures. Currently operating an office comprising over 35 agents,

Rob demonstrates his leadership skills by guiding his team in a competitive market landscape. His comprehensive understanding of the industry, coupled with his hands-on experience as a project manager, equips him with the acumen necessary to navigate complexities and capitalize on opportunities effectively