



# PARK MOTEL MARSHFIELD

FOR SALE

**NAME:**

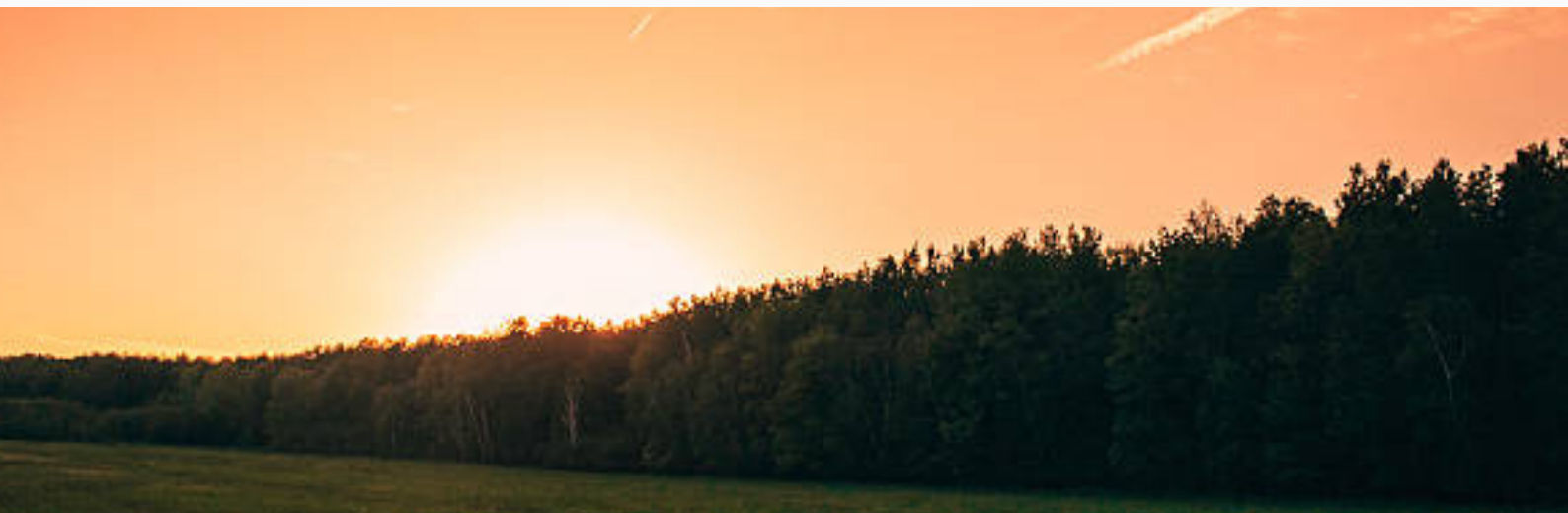
PARK MOTEL  
MARSHFIELD, WISCONSIN

**BUILT IN:**

1965

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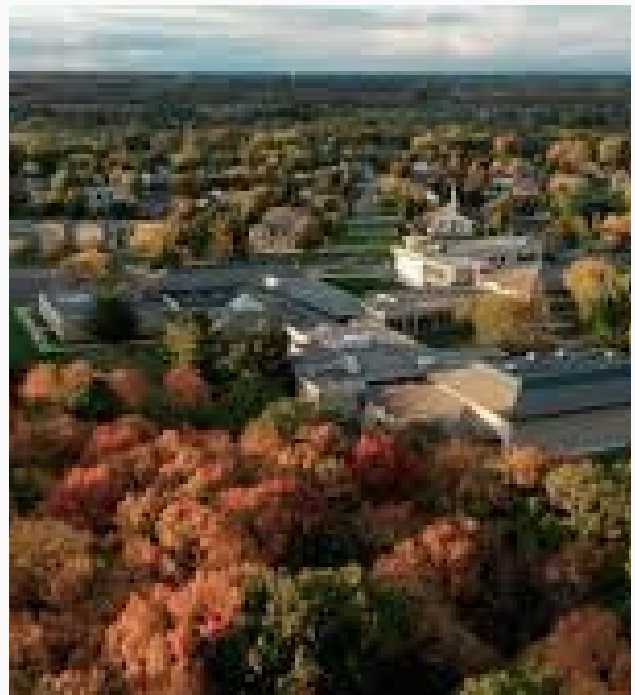
# CONTACT INFORMATION

**BOB MEHTA  
&  
TARA MEHTA**

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## OFFERED AT:

**\$ 998,000**  
**FEE SIMPLE**

# EXECUTIVE SUMMARY

## Guest Rooms:

38 guest rooms are in the Choice Hotels reservation system:

<b>King</b>	<b>4</b>
<b>Double Queen</b>	<b>10</b>
<b>Single Queen</b>	<b>6</b>

There is also an open concept apartment living quarters that has 3 bedrooms, one bathroom and a full kitchen.



**Price:** \$ 998,000

**Year Built:** 1965

**# of Buildings:** 1

**# of Stories:** 1



# EXECUTIVE SUMMARY

**Food & Beverage:**

Coffee/ Ice Area

**Utilities:**

Municipal water and sewer

**Fire Protection:**

Fire doors, fire extinguishers, battery operated smoke detectors, and battery operated exit lights.

**Roof:**

New roof area completed 2024  
Rest of building completed Fall 2018

# EXECUTIVE SUMMARY

**PTAC:**

Individual PTAC units with 220 watt service.

**Parking Spaces:**

25 parking spaces and truck parking area.

**Property History:**

The current owner has owned the property since 1996.

**Fee Simple:**

Fee simple ownership of land, hotel, furniture, fixtures & equipment.

**Management:**

The hotel is being offered unencumbered by management.





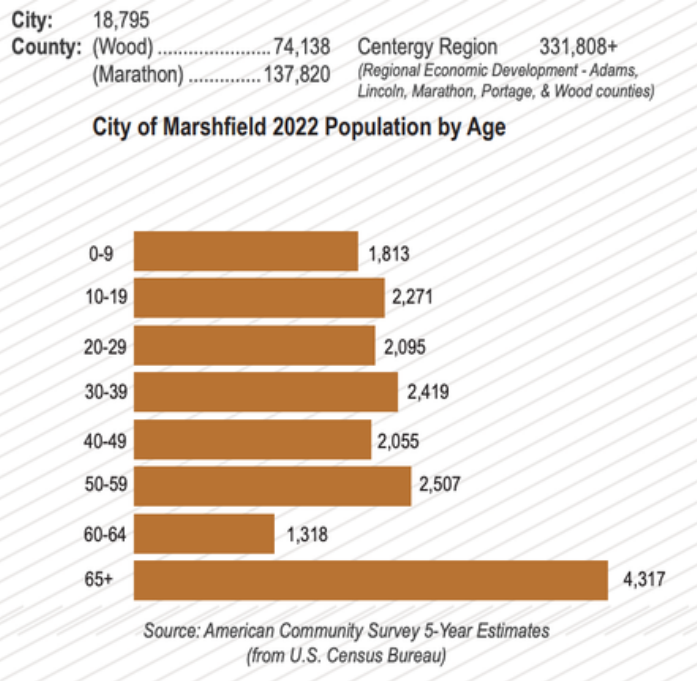
# PROPERTY PHOTOS

# PROPERTY LAND PARCEL

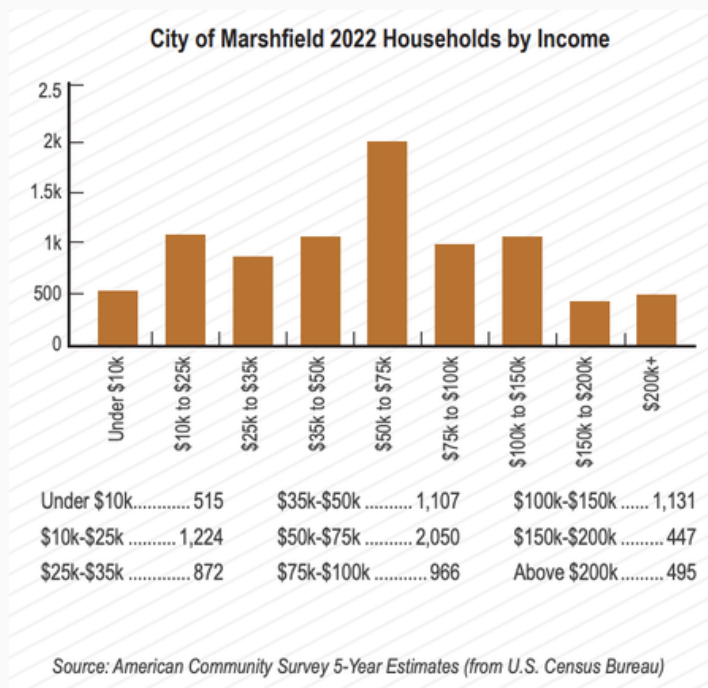


# MARKET SUMMARY

## POPULATION INFORMATION

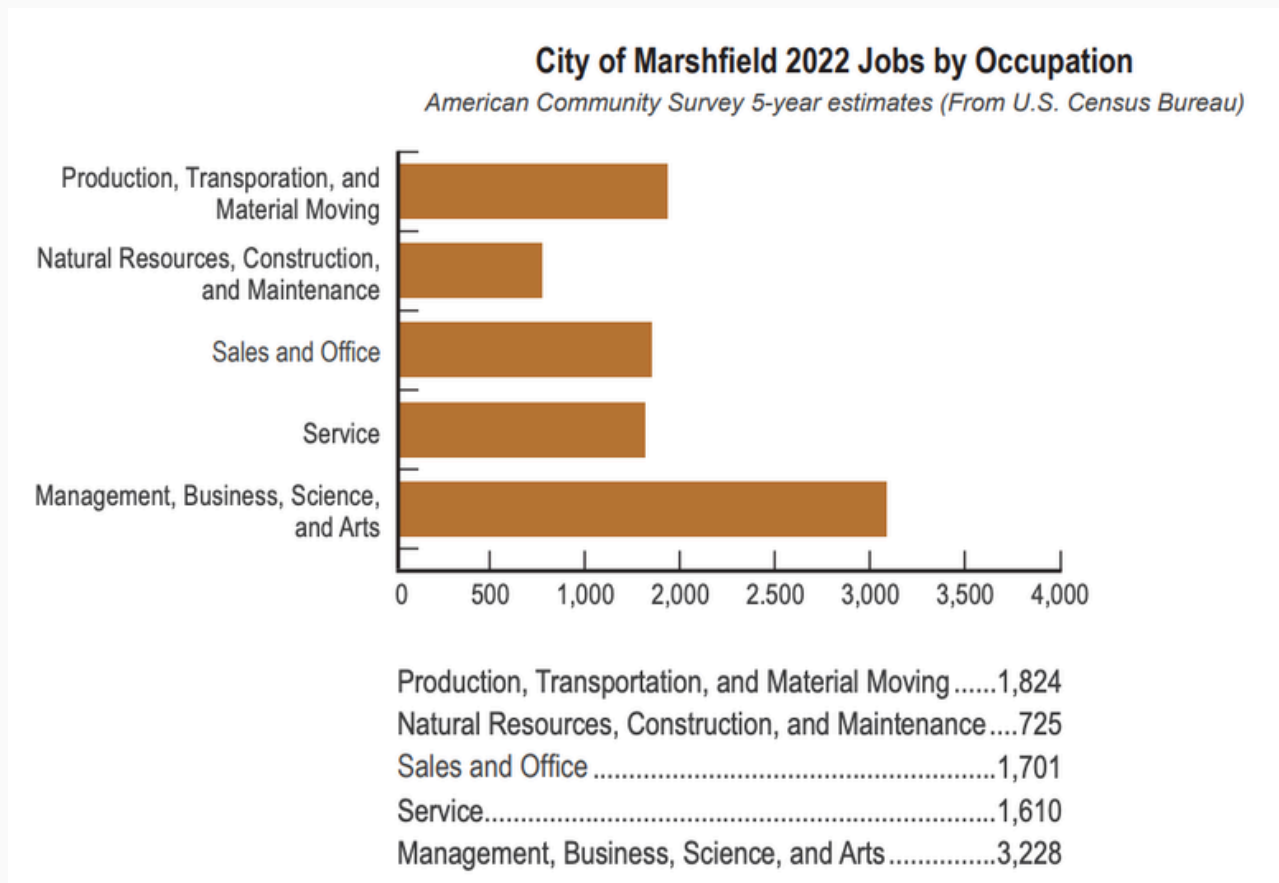


## INCOME



# MARKET SUMMARY

## TALENT



# MARKET SUMMARY

## MAJOR AREA EMPLOYERS

<u>Name</u>	<u>Product or Service</u>	<u>Mfld Employees</u>
<b>Marshfield Clinic Health System</b> (nearly 11,000 total employees)	Multi-specialty private clinic; Marshfield Medical Center, Security Health Plan of Wisconsin Inc. (1,400 providers with 640 in Marshfield)	over 6,000
<b>Grassland Dairy</b> (Greenwood, WI)	Butter & dairy products	561
<b>CFR</b> (Custom Fabricating & Repair)	Stainless steel manufacturer for Dairy & Food Industry	450
<b>Masonite</b>	Wood doors, steam-through door core	425
<b>Roehl Transport, Inc.</b> (3,044 company total)	Transportation of general commerce (177 owner/operators)	407
<b>Land O' Lakes</b> (Spencer, WI)	Processed cheese	300
<b>JBT Corp</b> (Stratford, WI) (A&B Process Systems Corp)	Process Flow Systems	267
<b>PreventionGenetics</b> (300 with remote)	Genetic testing	230
<b>API</b> (Automated Products Inc.)	Manufacturer of structural building components	200
<b>Nelson-Jameson, Inc.</b> (256 company total)	Distribution of equipment & supplies dairy & food processing plants	180
<b>Felker Bros. Corp.</b> (245 company total)	Stainless steel fabrication and component fittings	160
<b>Packaging Corporation of America</b> (PCA)	Full-service supplier of corrugated shipping containers, POS packaging and displays	150
<b>Oxbo</b> (H&S)	Manufacturer of farm equipment	134
<b>I-State Truck Center and Assembly</b> (Marshfield)	Truck sales & service/Truck manufacturing	126
<b>Dental Crafters</b>	Full service dental laboratory	121
<b>Wisconsin Homes</b>	Manufactured housing	97

# TOURISM



**JURUSTIC PARK**



**WORLD'S LARGEST  
ROUND BARN**



**MARSHFIELD HERITAGE  
MUSEUM**



**WILDWOOD PARK  
& ZOO**



**VANDEHEY WATERS  
OUTDOOR AQUATIC  
CENTER**



**WENZEL FAMILY  
PLAZA**

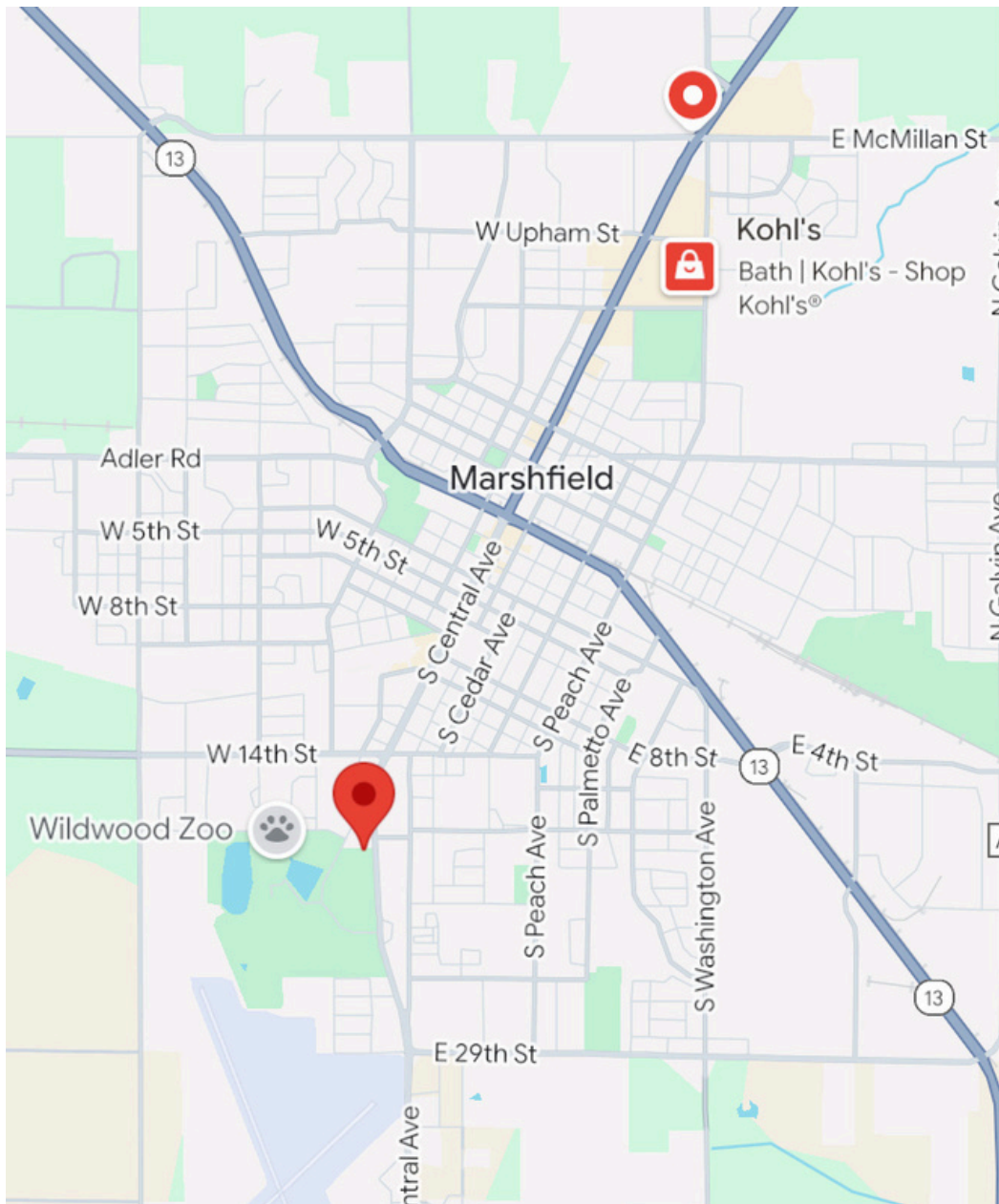
# LOCATION



# LOCAL MAP

## ADDRESS

1806 Central Avenue, Marshfield, WI  
54449.



# FINANCIAL & OPERATING INFORMATION

***Will send upon request:***

- ***Current and previous year taxes***
- ***Current and previous year P&L***

# CONFIDENTIALITY STATEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire the Park Motel in Marshfield, Wisconsin, hereafter referred to as "The Property", and is not intended to be an offer for the sale of the Property.

This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Seller, nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Any suggestions or financial projections contained herein should not be considered by the recipient of this Offering Memorandum. The preparer of this Offering Memorandum does not represent the accuracy or predictability of this information, and the recipient should apply his own due diligence relating to the feasibility or future performance of this or any proposed hotel acquisition.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Seller, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Photocopying or other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTIES AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

# DISCLOSURE STATEMENTS

## **AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans with Disabilities Act. A prospective buyer should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## **HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specially treated/handled or removed. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

