



HOSPITALITY OFFERING FOR SALE

# THE BAY MOTEL

18754 Northumberland Hwy, Reedville, VA 22539

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

DEAL TEAM	3
EXECUTIVE SUMMARY	4
KEY HIGHLIGHTS	5
KEY HIGHLIGHTS (CONTINUED)	6
LOCATION MAP	7
INTERIOR PHOTOS	8
DEMOGRAPHICS MAP & REPORT	9

# DEAL TEAM

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

This turnkey 20-room motel, along with a manager’s suite, is situated on 3.65 acres of B1 zoned land, with adjacent 2.198 Acres parcel included in sale, offering a rare investment opportunity in the growing Reedville, VA area. Positioned near the proposed Chesapeake Bay ferry route connecting Reedville to Crisfield, MD, this property is poised to capitalize on increased visitor traffic and local demand.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$675,000
<b>Number of Rooms:</b>	20
<b>Building Size:</b>	7,804 SF
<b>Lot Size:</b>	3.622 Acres
<b>Year Built:</b>	1980

# KEY HIGHLIGHTS

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## PRIME INVESTMENT OPPORTUNITY: UPGRADED 20-ROOM MOTEL IN REEDVILLE, VA

**Strategic Location:** The closest lodging option between Heathsville and Reedville, serving a wide range of guests including construction crews, fishing groups, visitors to Reedville and Tangier Island, and locals seeking nearby accommodations.

**Diverse Clientele:** Regular guests include fishing charters, family reunion attendees, homebuilders, and campers during inclement weather, ensuring a steady stream of business throughout the year.

**Recent Upgrades:** The property has undergone significant updates to enhance guest comfort and operational efficiency, including:

- **Building Improvements:** New water filtration system and tankless water heaters (2024), new roof and well pump (2023), and upgraded washer and dryer (2023).

- **Room Enhancements:** All 20 rooms have been upgraded with new flooring (tile or carpet), fresh paint, new vanities, and new PTAC (HVAC) units in 8 rooms. Each room is fully equipped with a TV, desk, microwave, mini refrigerator, vanity, lounging chair, and free Wi-Fi with DirecTV.

- **Additional Amenities:** New inventory of linens and towels, ensuring each guest has a comfortable and quality stay.

**Nearby Competition:** The nearest alternative lodging options are over 19 miles away, giving this motel a unique advantage in attracting guests visiting Reedville and surrounding areas.

**Location Benefits:** Just minutes from the Reedville ferry terminal, Buzzard Point Marina, and local attractions, this motel is ideally situated to capture business from both short-term visitors and extended stays.

This motel offers a solid investment with growth potential, thanks to its upgraded facilities, strategic location, and diverse guest base. Whether you're looking to expand your hospitality portfolio or enter the lodging industry, this property is a must-see. Contact us today to learn more and schedule a tour.



# KEY HIGHLIGHTS

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## KEY HIGHLIGHTS

### AMENITIES

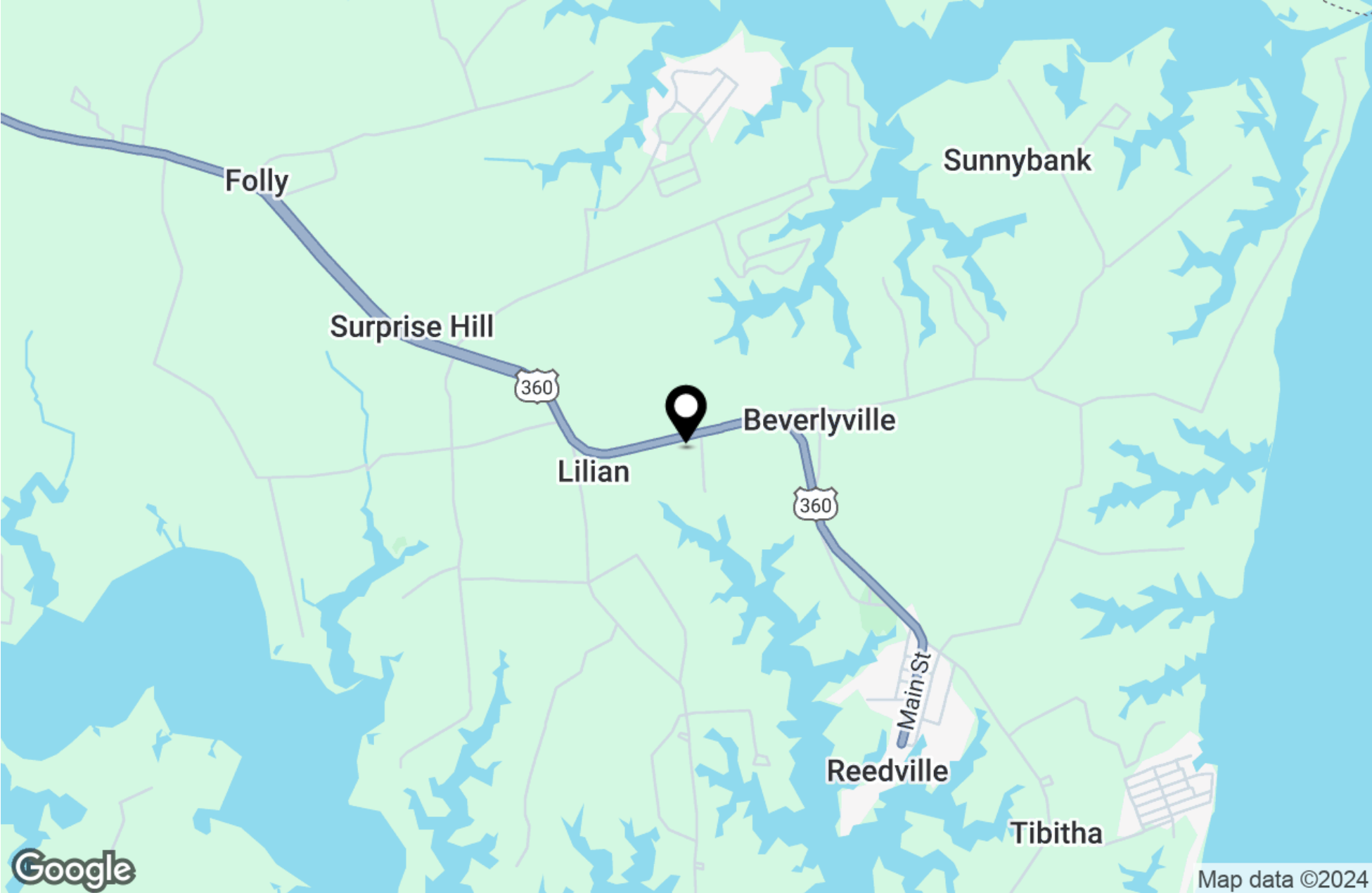
- Wifi
- TV and Stand
- DirectTV
- Smoke-Free
- Fully-Equipped Kitchen
- Vanity and Dresser
- Lounging Chair
- Microwave and mini refrigerator
- Patio and Common Area

### ROOM INFORMATION

**Single Queens:** 6

**Two Fulls:** 14

# LOCATION MAP



# INTERIOR PHOTOS





# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	35	84	313
Average Age	57	57	57
Average Age (Male)	56	56	56
Average Age (Female)	58	58	58

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	17	43	164
# of Persons per HH	2.1	2	1.9
Average HH Income	\$104,598	\$104,613	\$104,615
Average House Value	\$459,182	\$465,008	\$474,691

Demographics data derived from AlphaMap

