

Quality Inn & Suites – Downtown Mansfield, OH

Sales Offering Summary | Direct from Owner

- 📍 **116 Park Avenue West, Mansfield, OH 44902**
- 🔑 **102 Keys | Branded Midscale Hotel | Flagged in July 2024 as Quality Inn & Suites**

Investment Overview

This is a unique opportunity to acquire a **102-room branded hotel** located in the heart of downtown Mansfield, OH. Formerly a **full-service Holiday Inn**. Over the past decade, the hotel experienced operational setbacks due to mismanagement, resulting in performance decline and eventual loss of the Holiday Inn franchise in December 2021.

In **July 2024**, the asset was **rebranded as a Quality Inn & Suites (Choice Hotels)**, and in **January 2025**, professional third-party management was engaged. Since then, the property has begun a slow and steady operational turnaround. This offering is ideal for an **owner-operator** looking to capitalize on an undervalued asset with strong fundamentals and significant upside.

Turnaround Opportunity

- **Current Performance Below Market**

With a RevPAR index T12 April 2025 of just 38, the hotel is significantly underperforming relative to peers, largely due to historic operational instability. (vs. *comp set benchmark of 100 – clear upside opportunity*)

- **Repositioning Underway**

The recent **QI&S rebranding**, combined with professional management since **Jan 2025**, is beginning to stabilize operations and improve quality scores, guest satisfaction, and booking traction.

- **Ideal for Owner-Operator**

This is **not a passive investment** or a "turnkey" stabilized asset. It is a value-add opportunity best suited for a **hands-on owner** who can drive occupancy, manage labor, and build local partnerships to unlock the hotel's true revenue potential.

- This is a repositioning story—for those who recognize operational inefficiencies as opportunity. With a capable owner-operator, this asset has the potential to outperform its comp set and reclaim its historic leadership in the market

Asset Highlights

- **102 Rooms | 6 Floors**
- Concrete Structure | Ample Surface Parking
- 4,800 SF of Meeting Space | Indoor Pool | Fitness Center | Business Center
- **Former Full-Service Layout:** Restaurant space (Park 116) still in place and offers potential reactivation
- Unused 4th floor offers potential to add guestrooms or other uses

Location Snapshot – Mansfield, OH

- Strategically located between **Columbus and Cleveland** along I-71
- Home to regional demand drivers: **Ohio State Reformatory, Malabar Farm, Snow Trails**, and various manufacturers including **Gorman-Rupp, Hyundai Ideal Electric, and AK Steel**
- Stable demand base from healthcare, manufacturing, and regional events

Offering Details

- **Offered Unencumbered by Management**
- **Franchise: Quality Inn & Suites (Choice Hotels)**
- **Title: Fee Simple**