

#### 930 6TH ST | WELLS, NEVADA 89835



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### PROPERTY DESCRIPTION

The Super 8 in Wells, Nevada offers a prime opportunity for investors or owner-operators seeking a well-positioned hospitality asset with both operational income and development potential. Situated on a sprawling 6.55-acre parcel with TC zoning, this 56-key, two-building property features a mix of Double Queens, Single King Suites, and Single Queen Suites—ideal for accommodating a range of travelers from road trippers to business guests.

Strategically located just off I-80, the hotel benefits from consistent demand generated by highway traffic, regional exploration, and Wells' unique position as a gateway to eastern Nevada's scenic treasures. The property includes an outdoor pool, laundry room, and ample RV and semi-truck parking, enhancing its appeal to long-haul drivers and adventurers alike. Over four acres of the site remain undeveloped, offering room for future expansion or a new restaurant, already permitted under current zoning.

With seller financing available and no immediate brand transition requirements, this hotel presents a low-barrier entry into the market with an accessible \$15,000 Property Improvement Plan remaining. Existing income is bolstered by a recognizable national flag, and additional upside lies in enhancing operations or leveraging the available land. Backed by an occupancy rate of 46.5% and NOI of \$11,000, this is a stable, strategic foothold in a region poised for tourism growth and long-term upside.

### PROPERTY OVERVIEW

PROPERTY NAME	Super 8
ADDRESS	930 6th St, Wells, NV 89835
LISTING PRICE	1,800,000
SALE CONDITION	Regular Sale
INVESTMENT TYPE	Owner/User
APN/PARCEL ID(S) (PULL FROM GIS)	002-730-021
CONSTRUCTION	Wood Frame
PROPERTY DETAILS	
YEAR BUILT	1968
YEAR RENOVATED	1968
# OF FLOORS	2
# OF BUILDINGS	2
SQUARE FOOTAGE	27,187 SF
LAND AREA (ACRES)	6.55 Acres
ZONING	TC
PARKING SPACES	63
ROOMS/KEYS	56
ROOM MIX	
DOUBLE QUEEN	36
SINGLE KING SUITES	10
SINGLE QUEEN SUITE	10

## AERIAL OVERVIEW



### MARKET OVERVIEW

### WHERE RUGGED SCENERY MEETS ROADSIDE OPPORTUNITY

Located at the crossroads of I-80 and U.S. Route 93, Wells, Nevada sits in a pocket of the West where open landscapes meet Old West heritage. It's a haven for travelers, outdoor enthusiasts, and history lovers alike. With mountain lakes, hot springs, ghost towns, and wildlife refuges all within arm's reach, the Wells area serves as a launching point for unforgettable adventures across Nevada's high desert. Investing here means more than acquiring a hotel—it means tapping into a region alive with scenic value, cultural depth, and natural discovery.





#### **ANGEL LAKE**

- An Alpine Gem Near the Desert
- Distance from Wells: ±12 miles

Nestled in the East Humboldt Range, Angel Lake is a serene mountain retreat just a short drive from Wells. Its sparkling waters and alpine setting provide the perfect escape for hiking, fishing, or a scenic picnic. In warmer months, the reflection of wildflowers and granite cliffs makes it an unforgettable stop.

#### TWELVE-MILE HOT SPRINGS

- Soak with a View in Clover Valley
- Distance from Wells: ±45 miles

Tucked at the base of the Humboldt Mountains, these natural geothermal pools offer a relaxing soak with panoramic views. Accessible via a moderate hike, the springs provide a peaceful, off-grid experience for adventure seekers looking to unwind in nature's own spa.

#### SPRUCE MOUNTAIN GHOST TOWN

- Echoes of Nevada's Mining Past
- Distance from Wells: ±35 miles

Spruce Mountain is home to the remains of a 19th-century mining settlement. Visitors explore weathered structures, mine shafts, and relics scattered across sagebrush hills. It's a rewarding detour for history buffs and those drawn to Nevada's rugged, forgotten towns.

#### **CLOVER VALLEY SCENIC DRIVE**

- Open Road Beauty and Rural Charm
- Distance from Wells: ±10 miles

This lesser-known route showcases Nevada's quiet grandeur-rolling fields, distant peaks, and the timeless calm of cattle country. The drive through Clover Valley connects travelers to several natural and historical stops, making it a must for photographers and road trip enthusiasts.

## MARKET OVERVIEW







#### **HOLE-IN-THE-MOUNTAIN PEAK TRAILHEAD**

- A Backcountry Gateway in the Ruby Mountains
- Distance from Wells: ±48 miles

A rugged adventure awaits at this trailhead leading into the Ruby Mountains' remote wilderness. Experienced hikers can ascend to panoramic ridgelines or explore nearby alpine basins, all while enjoying solitude and raw natural beauty.

#### WELLS MURALS WALKING TOUR

- Public Art Telling Local Stories
- Distance from Wells: ±0 miles

Wells celebrates its heritage with a series of striking outdoor murals depicting local history, wildlife, and Western life. A self-guided stroll through town transforms into a cultural experience, inviting guests to connect with the area's roots in a colorful, visual way.

#### **CALIFORNIA TRAIL INTERPRETIVE CENTER**

- The Pioneer Experience Preserved
- Distance from Wells: ±47 miles

Step into wagon ruts and pioneer tales at this hands-on museum. With indoor exhibits and outdoor trails, it vividly tells the story of thousands who braved the Westward journey–perfect for history lovers and families looking to learn on the move.

#### **RUBY LAKE NATIONAL WILDLIFE REFUGE**

- Birding, Boating, and Wide-Open Skies
- Distance from Wells: ±50 miles

Set in a remote high desert valley, this refuge is a hidden oasis for migratory birds and wildlife. Canoe through marshy channels or scan the skies for eagles and herons. For nature lovers, it's an uncrowded paradise brimming with biodiversity.

# GOLD MINING DRIVING GROWTH IN NORTHEAST NEVADA

Wells, Nevada benefits from its strategic location in a region deeply rooted in gold mining—a defining force in northeastern Nevada's economic development. Situated within Elko County, which hosts some of the most productive gold mining operations in North America, Wells is integrally connected to this thriving industry. The town shares in the flow of commerce, labor, and infrastructure that mining activity generates, positioning it as a key participant in the region's broader economic ecosystem.

#### A REGIONAL ECONOMIC DRIVER

Gold mining is a cornerstone of the northeastern Nevada economy, with nearby operations—primarily led by Nevada Gold Mines, a joint venture between Barrick and Newmont—contributing billions in statewide economic impact. This regional strength supports job creation, tax revenue, and business development that benefit surrounding communities, including Wells.

#### **PROXIMITY TO INDUSTRY & OPPORTUNITY**

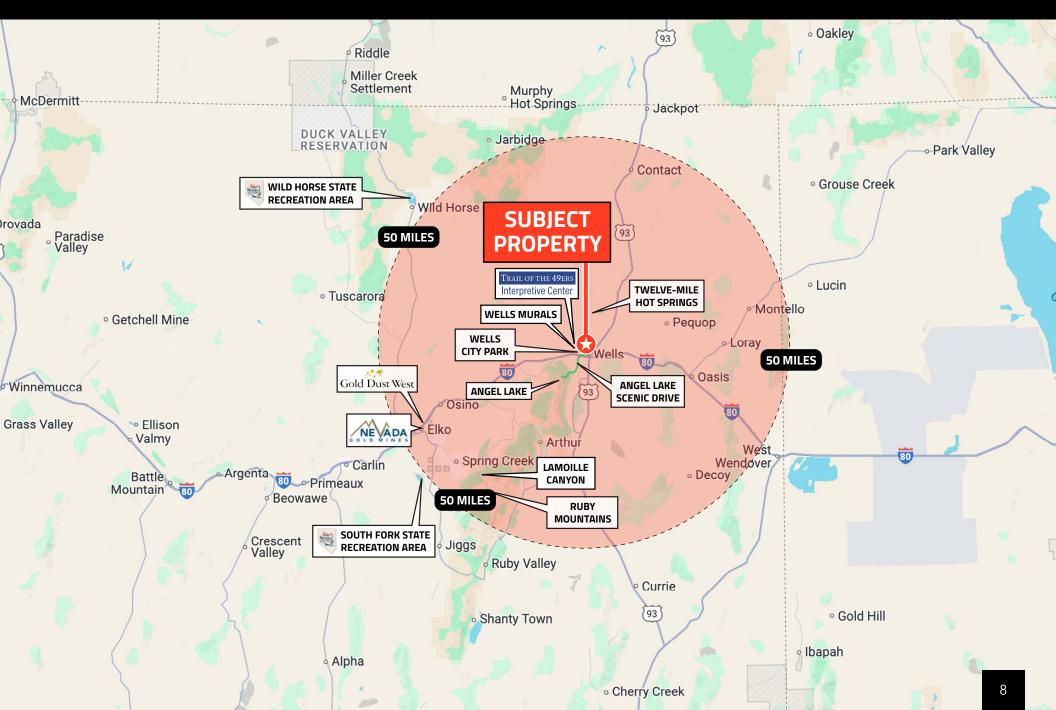
The economic ripple effects of mining extend well beyond mine sites. In towns like Wells, proximity to active mining operations means increased demand for workforce housing, contractor services, transportation, and lodging. This steady demand strengthens the case for commercial and real estate investment in the area.

#### A LEGACY THAT ANCHORS GROWTH

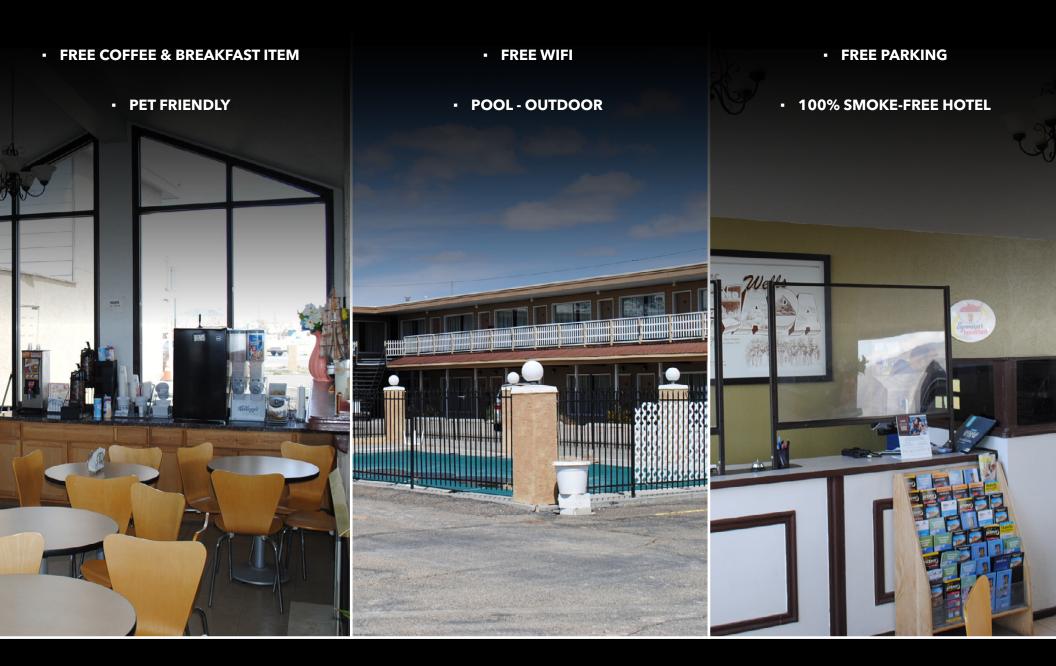
Mining has shaped the identity of northeastern Nevada for over a century, with ongoing exploration and production ensuring that the industry remains a reliable economic pillar. As part of this broader legacy, Wells stands to benefit from regional investment and sustained activity, offering long-term stability for investors and business owners alike.



## regional MAP



# AMENITIES SUPER 8



# ROOM PHOTOS









# APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

# **OUR VISION**

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

#### Commercial Loans Provided By APEX Capital Markets



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