

Tiffany's Condotel & Hotel

1502 N New River Dr, Surf City, NC 28445



OFFERING MEMORANDUM

Tiffany's Condotel & Hotel

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Inquire today:

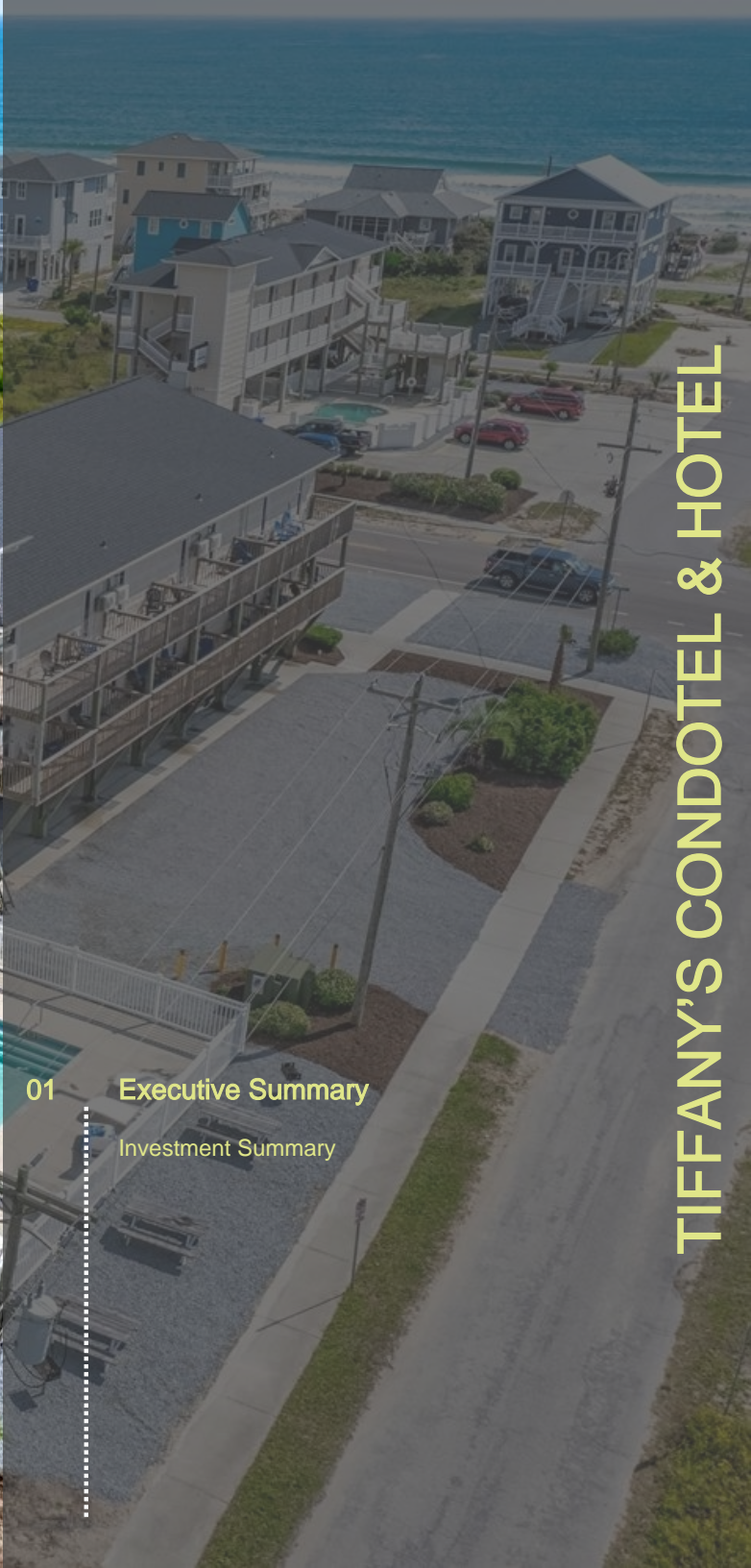
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01 Executive Summary
Investment Summary

OFFERING SUMMARY

| | |
|-------------|---|
| ADDRESS | 1502 N New River Dr Surf City NC 28445 |
| LAND ACRES | 0.21 |
| TOTAL ROOMS | 40 |
| YEAR BUILT | 1974 |

FINANCIAL SUMMARY

| | |
|----------------|-------------|
| OFFERING PRICE | \$5,199,900 |
| PRICE PER KEY | \$129,998 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|----------|----------|
| 2022 Population | 670 | 3,666 | 11,616 |
| 2022 Median HH Income | \$82,345 | \$71,010 | \$72,467 |
| 2022 Average HH Income | \$123,071 | \$96,954 | \$96,195 |



- Tiffany's Motel and Condo! Total of 40 units! 2 buildings!

FIRST BUILDING- 29 Condo-Hotel style building!

Can be rented out daily like a hotel or be leased long term or you can sell each 29 condos separately!

This exterior corridor offers (11) 2-bedroom suites, (2) 2-bedroom standard, (18) 1-bedroom

Second Building

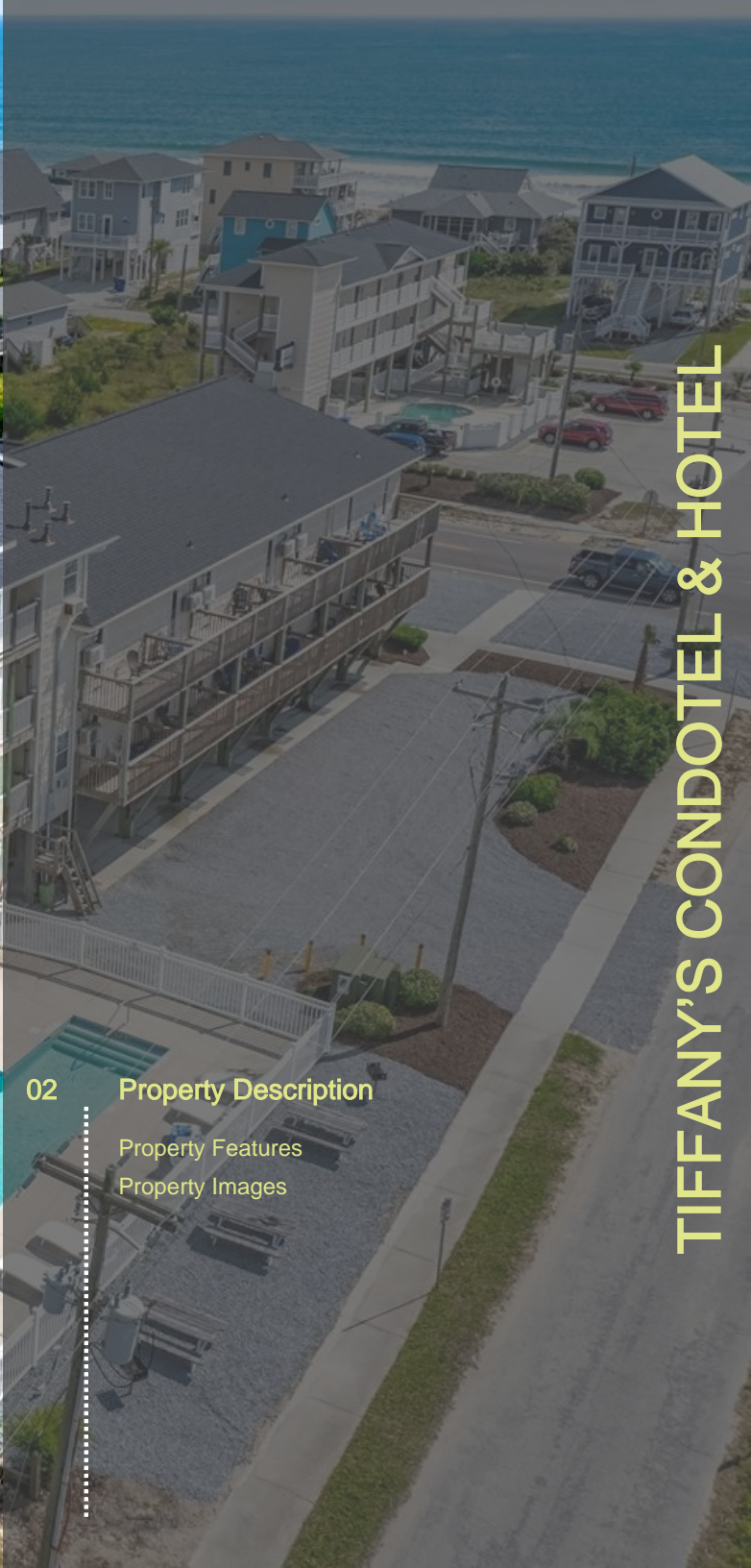
(12) 1 bedroom Motel

All units are operational order and have undergone full renovations and furnishing.

The condotel units can be sold individually, offering 2-bedroom suite units at \$355,000- and 1-bedroom unit suite at \$185,000.

This iconic location is 100 yards from the beach, 35 minutes to Downtown Wilmington and 20 minutes to Stone Bay. Walking distance to 25 restaurants and 11 Pubs. Private kayak access to the Intercostal Waterway is directly behind the building. Surf City, on Topsail Island, is home to some of the world's greatest beaches and attractions.





- 02 [Property Description](#)
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PROPERTY FEATURES

| | |
|-------------|------|
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