

905 Buford Rd, Cumming, GA 30041

\$8,100,000

Comfort Suites

Hospitality | 71 Keys | \$114,085/key



Listing Added: Today Listing Updated: Today

Details

Asking Price	\$8,100,000	Property Type	Hospitality
Subtype	Hotel, Motel	Brand/Tenant	choice
Square Footage	36,942	Price/Sq Ft	\$219.26
Occupancy	60%	Keys	71
Year Built	1996	Year Renovated	2024
Buildings	1	Stories	3
Permitted Zoning	с	Lot Size (acres)	1.29
Price/Key	\$114,084.51	Ground Lease	No
Ownership	100%	Sale Condition	1031 exchange

Marketing Description

YIBROKER proudly presents an exceptional opportunity to acquire the **Comfort Suites Cumming**, a highly visible, all-suites hotel located in one of Georgia's most **vibrant and fast-growing corridors**—just off **GA-400**, next to **Northside Hospital Forsyth**, and minutes from **Lake Lanier**.

This well-established **Choice Hotels branded asset** combines operational stability with long-term appreciation potential, making it ideal for investors seeking a **trophy hotel property** in a market with **explosive demographic and economic growth**.

Property Summary:

Asking Price: \$8,100,000

Room Count: 71 all-suites rooms

Year Built/Renovated: 1996 / 2024

Occupancy: 55%

ADR / RevPAR: \$105

Franchise: Comfort Suites – transferrable with PIP

FF&E: Included in sale

Market Demand Drivers:

Northside Hospital Forsyth – Over 300 beds and continuous expansion

Lake Lanier – 12M+ annual visitors driving strong weekend & seasonal demand

Corporate Parks & Medical Offices – Year-round business demand

Retail & Lifestyle Centers – Steps to The Collection at Forsyth, Costco, and premium dining

Strategic Advantages:

Eligible for SBA or conventional financing

Option to retain existing professional hotel management

High potential for cost segregation/tax benefits

Ability to explore extended stay conversion or midscale repositioning (with brand approval)

Investment Highlights

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- Strong Brand Affiliation: Comfort Suites A leading midscale brand under Choice Hotels
- High Barrier-to-Entry Market: Limited hotel competition in the core trade area
- Premium Location:
 - Directly off Highway 400
 - Adjacent to Northside Hospital Forsyth (one of Georgia's busiest hospitals)
 - Minutes from Lake Lanier, a top regional tourism and recreation destination
 - Surrounded by Class A retail, restaurants, and medical office development
- Explosive Population Growth: Forsyth County is Georgia's #1 fastest-growing county with high household incomes and commercial activity
- Steady Revenue & Upside: Consistent occupancy with room to push ADR and expand group bookings

Location (1 Location)





