



NewGenAdv.com

EXCLUSIVE LISTING:

Minsk Extended Stay

755 E Benson Hwy
Tucson, AZ 85713

Jigar Desai

Senior Vice President
AZ #SA675144000

Dinesh "Dan" Rama
NewGen Advisory AZ, LLC
Designated Broker
AZ #BR515223000



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EXCLUSIVELY LISTED BY:

Jigar Desai

Senior Vice President

jigar.desai@newgenadv.com

C: (520) 664-4091

AZ #SA675144000



INVESTMENT PROFILE

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Jigar "Jay" Desai of NewGen Advisory presents the Minsk Hotel, an exceptional investment opportunity located in Tucson, Arizona. This independent property occupies a 1.98-acre lot and houses 119 units across two stories. Situated next to key demand generators like the Kino Sports Complex and the Children's Museum Tucson, this hotel benefits from its proximity to major attractions, attracting a diverse clientele and ensuring a steady stream of guests throughout the year.









The area's ongoing growth in local commerce and infrastructure further boosts the property's appeal, making it a lucrative option for both short-term visitors and long-term investors. With its solid operational track record and strategic location, the Minsk Hotel offers potential investors a unique opportunity to capitalize on Tucson's expanding hospitality market and achieve sustained growth and profitability.



PROPERTY HIGHLIGHTS

- 119 units, 2 story, independent hotel
- Priced quickly to sell at \$30k/key
- Motivated seller - bring all offers
- Plenty of Brand Options Available

OFFERING SUMMARY

| | | |
|--|--------------------|--------------------|
|  | Sale Price: | \$3,600,000 |
|  | Building Size: | 36,376 SF |
|  | Lot Size: | 1.98 AC |
|  | Year Built: | 1977 |
|  | Number of Rooms: | 119 |
|  | Stories: | 2 |
|  | Zoning: | C-2 |
|  | Hotel Type: | Independent |



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PROPERTY IMPRESSIONS

EXCLUSIVE LISTED BY:

AGENT NAME

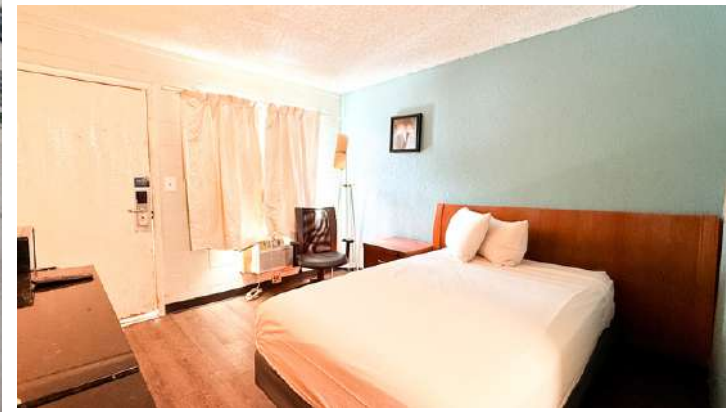
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ADDITIONAL PHOTOS

Minsk Extended Stay Tucson, AZ





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KINO SPORTS COMPLEX

The Kino Sports Complex serves as a premier venue for sports and entertainment events in Tucson, Arizona, attracting sports enthusiasts and participants from across the region. With its capability to host a wide range of events, from soccer tournaments to large-scale outdoor concerts, this complex draws a diverse crowd of visitors. Hotels nearby benefit from the influx of attendees needing accommodation, making it an excellent demand generator for the local hospitality sector. Furthermore, its year-round schedule of events ensures that hotel occupancy remains high, regardless of the season.



REID PARK ZOO

A key attraction for both local and out-of-town visitors, Reid Park Zoo features an array of exotic animals and engaging exhibits. It not only offers educational programs and special events but also serves as a recreational space for families and wildlife enthusiasts. The appeal of a day spent among diverse wildlife makes it a significant draw for tourists, who often look for nearby lodging to enhance their visit, thereby benefiting adjacent hotels. Seasonal events like zoo lights or animal encounters further increase visitor numbers, directly impacting nearby hotel occupancy positively.

CHILDREN'S MUSEUM TUCSON

Children's Museum Tucson offers an interactive and educational experience that appeals to families with young children. This museum features hands-on exhibits that engage children in learning through play, covering topics from science to the arts. Its central location and reputation as a family-friendly destination ensure a steady stream of visitors, providing consistent business for nearby hotels from families seeking conveniently located accommodations.





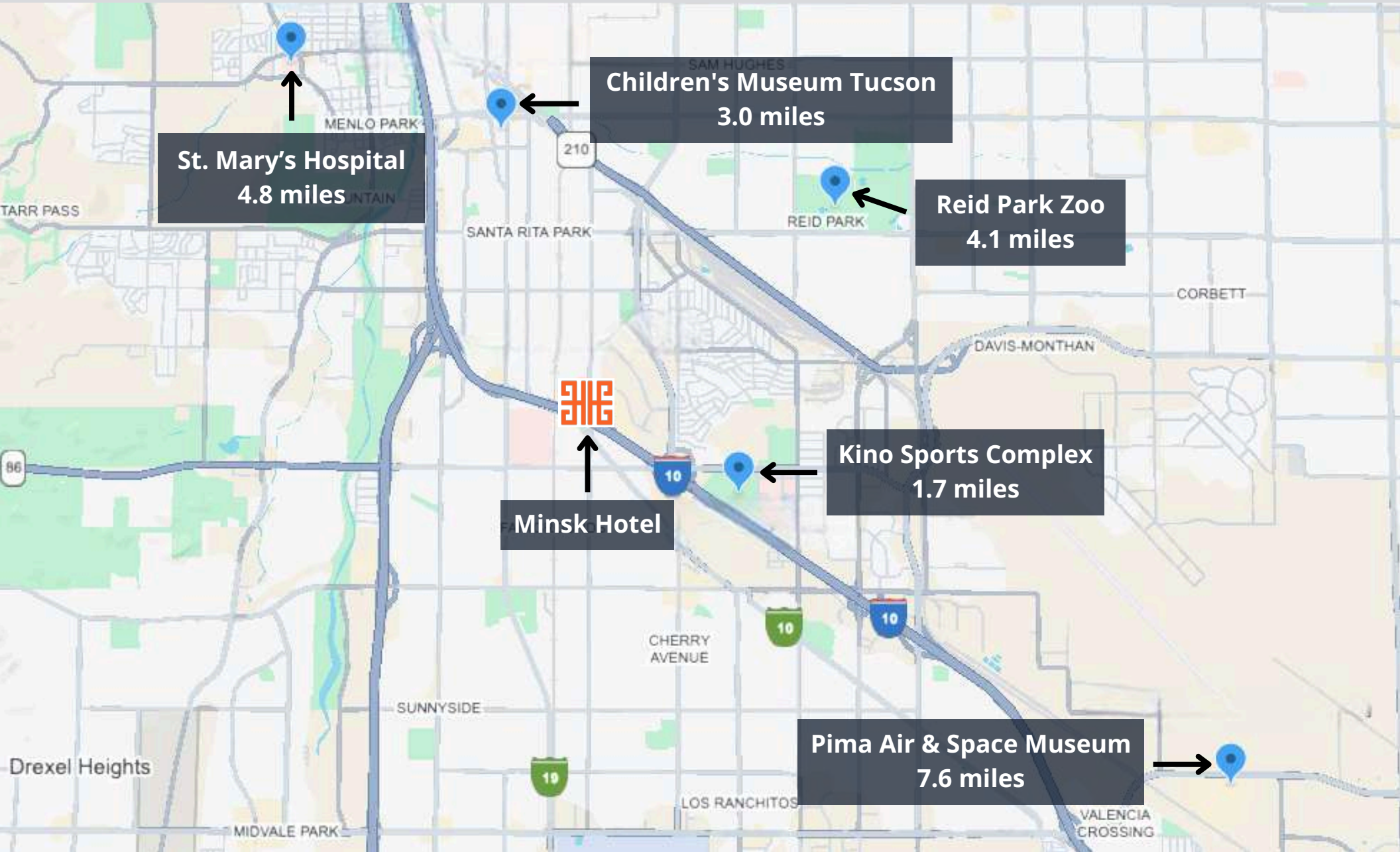
ST. MARY'S HOSPITAL

St. Mary's Hospital is a critical healthcare facility in Tucson, Arizona, serving as a demand generator for nearby hotels due to its regular influx of patients, medical professionals, and visiting families. Hotels in the vicinity provide a crucial service, offering a comfortable and convenient place for families to stay during a loved one's hospital visit or for medical staff who travel for work, ensuring a constant demand for rooms. Additionally, hotels can offer special rates or services tailored to the needs of medical guests, such as flexible check-in/check-out times and quiet zones, to better serve this unique clientele.

PIMA AIR & SPACE MUSEUM

One of the largest of its kind in the world, the Pima Air & Space Museum draws aviation enthusiasts and history buffs to its extensive collection of aircraft and aerospace artifacts. Its exhibitions and educational tours make it a popular destination for school trips, veteran groups, and international tourists. Hotels nearby benefit from the museum's broad appeal, capturing visitors who seek accommodations close to this iconic attraction. Moreover, special events like air shows or new exhibit launches can significantly increase tourist traffic, providing a surge in demand for local lodging options.











ADVISOR BIO

EXCLUSIVE LISTED BY:

Jigar Desai

Senior Vice President

jigar.desai@newgenadv.com

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AZ #SA675144000

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NewGen Advisory AZ, LLC
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JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

jigar.desai@newgenadv.com

DIRECT: 520.664.4091

PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004