



# Napoleon Inn & Suites Napoleon OH

2395 Scott St,  
Napoleon, OH 43545

**Anish Shah**

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FOR SALE



# NAPOLEON INN & SUITES NAPOLEON OH

2395 Scott St, Napoleon, OH 43545

## HOSPITALITY OFFERING FOR SALE

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# Property Information

## Section 1

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## HOSPITALITY OFFERING FOR SALE



### SALE PRICE

**\$2,500,000**

### OFFERING SUMMARY

Lot Size: 6.8 Acres

Year Built: 1968

Building Size: 28,700 SF

Price / SF: \$87.11

### HIGH LEVEL OVERVIEW

A compelling value-add opportunity for investors and operators: 78-room (recently converted from Knights Inn) currently operating as an independent hotel. This property is primed for repositioning as a branded franchise such as Ramada, Travelodge, or Baymont, enhancing both revenue and market presence. Includes onsite manager's apartment, strong local demand drivers, and convenient access to regional hubs.

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	189	1,026
Total Population	206	408	2,219
Average HH Income	\$75,077	\$74,964	\$75,237

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### LOCATION DESCRIPTION

Situated along North Scott Street (U.S. Route 24) in Napoleon, Ohio, this hotel is positioned in a high-visibility corridor with solid vehicular traffic. The area blends small-town charm with access to regional logistics, manufacturing, and healthcare industries. It is within driving distance of Toledo, Defiance, and Bowling Green, making it an ideal lodging stop for both commercial travelers and tourists.

### LOCATION DETAILS

County

Henry



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### PROPERTY OVERVIEW

This is an excellent repositioning opportunity for an experienced operator or investor seeking to acquire an asset with upside potential. This is a Proforma Property with no financials. The current independent status allows for flexible branding or redevelopment strategies, and the existing 78-room structure offers a substantial footprint with a manager's apartment included in the offering.

#### High Visibility & Access:

Napoleon Inn and Suites is located along major thoroughfares U.S. Route 6 & State Route 24 and already benefits from strong traffic counts, excellent visibility, and convenient ingress/egress—ideal for commercial redevelopment.

#### Underutilized Asset

The property was reopened recently and offers tremendous financial upside for an owner/operator based on local demand for hospitality and/or valuable as raw commercial land and/or health care use with easier conversion requirements.

#### Zoning & Lot Size

The parcel is already zoned for commercial use and offers ample acreage with surface parking, it simplifies the approval process for uses like gas stations, clinics, or retail.

The Napoleon Inn and Suites location is primed for an owner/operator that enjoys the benefits of an independent hospitality asset or upgrade to a franchised model to further drive top line and bottom line revenues. The property sits on approx. 2.62 acres (additional land is available separately), with ample parking and a structure that can be renovated into a national franchise, increasing occupancy and ADR potential.

It is also a huge opportunity for redevelopment into a gas station, retail, or healthcare use due to a combination of strategic real estate, market demand, and developing local economic conditions.

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## HOSPITALITY OFFERING FOR SALE



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### PROPERTY HIGHLIGHTS

- 78 rooms plus on-site manager's apartment
- Currently independent – ripe for franchise conversion
- Ideal for Ramada, Baymont, Travelodge, or similar brand repositioning
- Located on U.S. Route 24 with easy access to major regional cities
- High upside opportunity in an underserved market
- Ample parking and land for operational flexibility
- Near key demand generators: healthcare, manufacturing, and agriculture



Add text here...

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## HOSPITALITY OFFERING FOR SALE

### HOTEL DETAILS

Building Name	Napoleon Inn & Suites Napoleon OH
Address	2395 Scott St
City, State, Zip	Napoleon, OH 43545
County	Henry
County Parcel ID	411100320000
Total SF	28,700 SF
Guest Rooms	79
Total Rooms	79

### BUILDING AMENITIES

Number Of Floors	2
Meeting Space / Total Size	2 meetings rooms

### LOCATION INFORMATION

Nearest Major City	Toledo, OH – approx. 40 miles NE; Defiance, OH – approx. 13 miles west; Bowling Green, OH – approx. 30 miles east
Major Demand Generators	Henry County Hospital; Campbell Soup Company (Major Employer in Napoleon); Napoleon Harley-Davidson & Industrial Parks
Hotel 1 - Rms & Info	Comfort Inn & Suites – Defiance (approx. 13 miles west)
Hotel 2 - Rms & Info	Holiday Inn Express & Suites – Defiance

### LISTING INFORMATION

Listing Start Date	2025-07-09
Listing Commission	-
Listing Broker	Anish Shah
Listing Agent Signature	-
Date	July 08, 2025

### GUEST ROOM INFORMATION

TV Size / Last Replaced	32" TV & larger
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### RENOVATION INFORMATION

Last Renovation - Guest Rooms	Carpet in some rooms, HVAC & TVs
Last Renovation - Exterior	Canopy & fire alarm sys \$140k, Roof in 2023 & 2023

### FINANCIAL INFORMATION

Fee Simple Or Lease Hold; Details	Fee Simple
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### LISTING INFORMATION

Lisiting Price	\$2,500,000
Date	July 08, 2025

### BUILDING INFORMATION

Guestroom Door Lock System	SafeLock
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### INTERNET

### HVAC

Guestrooms	PTAC
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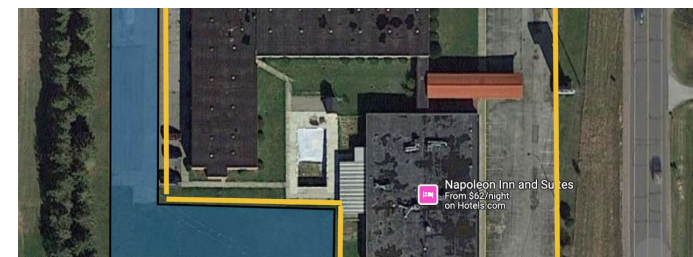
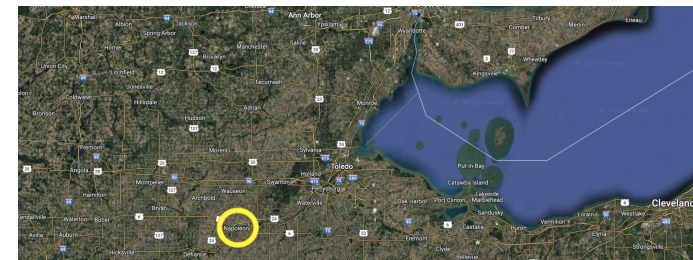
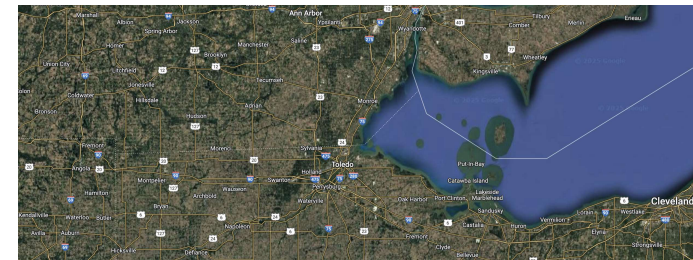
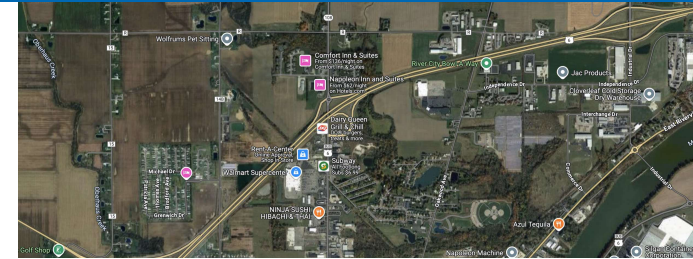
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# Location Information

## Section 2

### Contact

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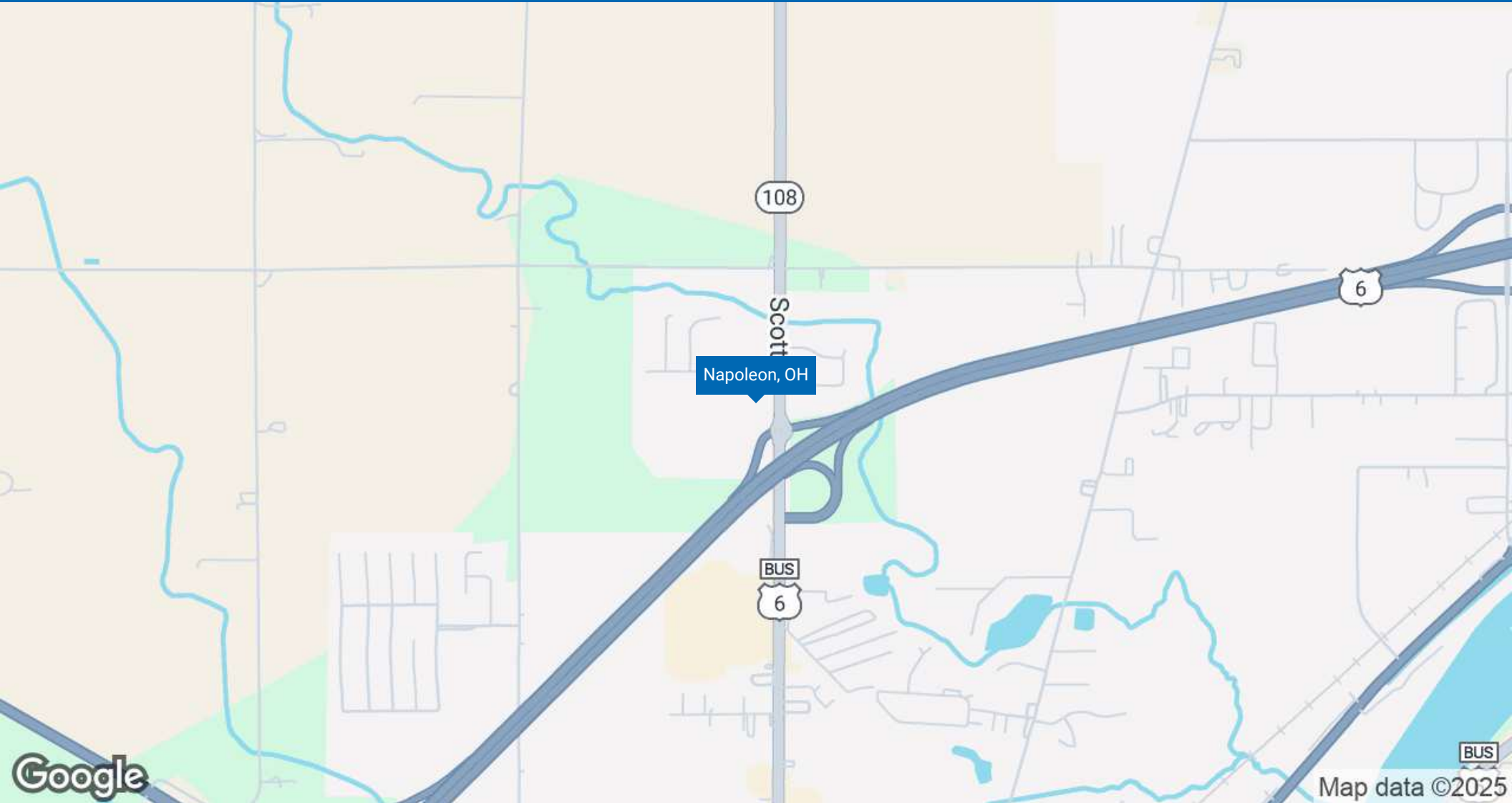
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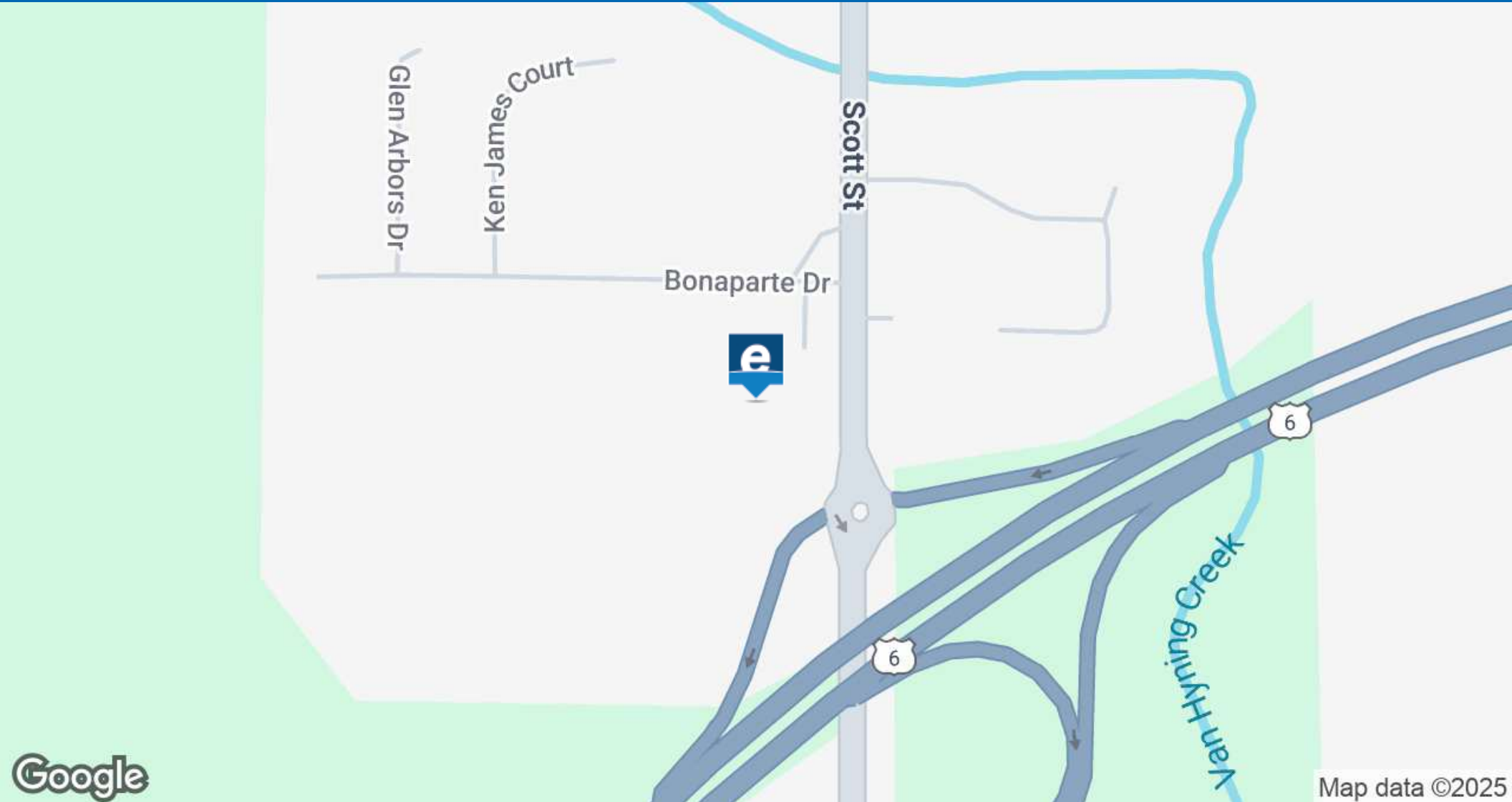
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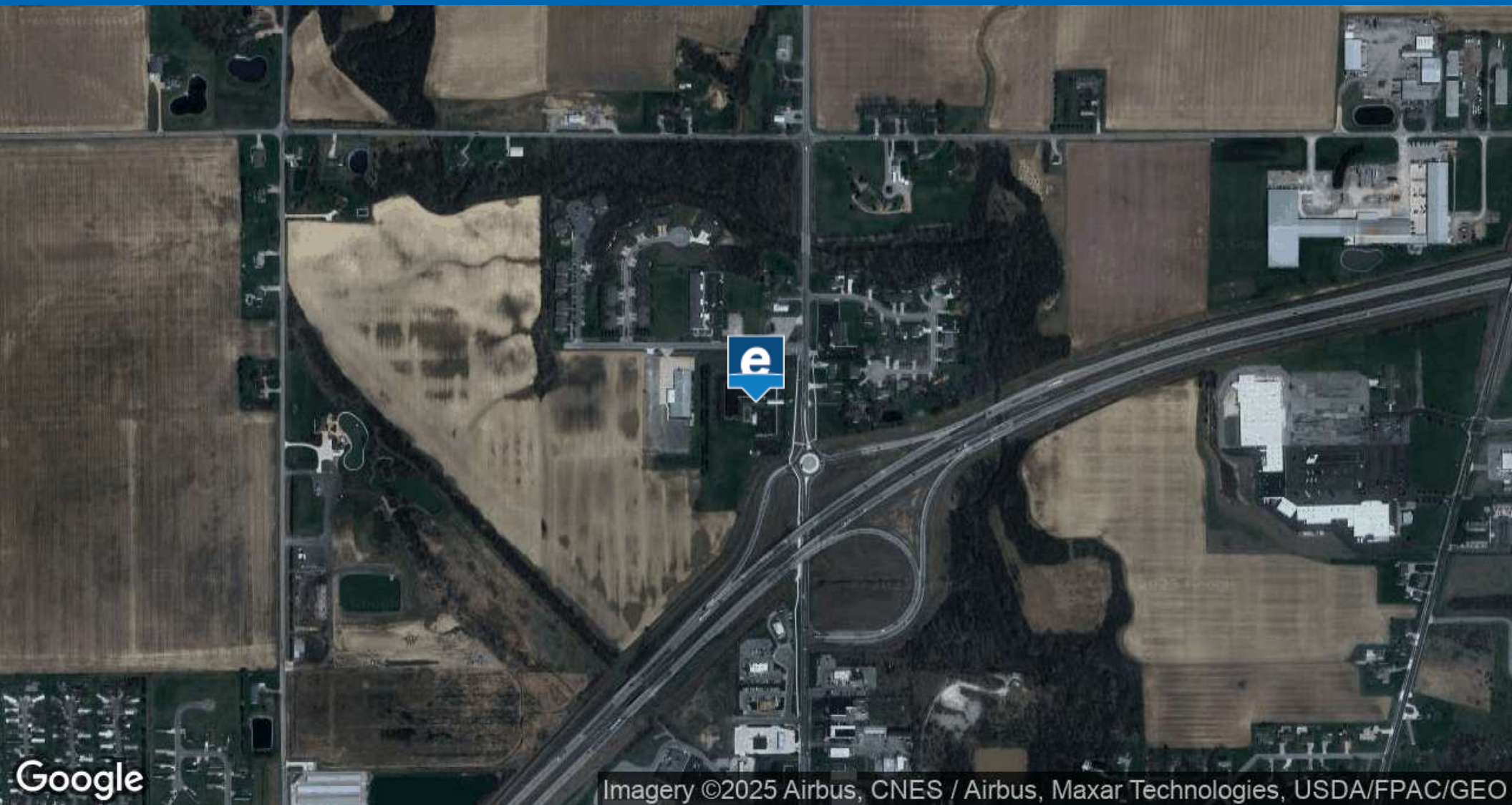
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# Demographics

## Section 3

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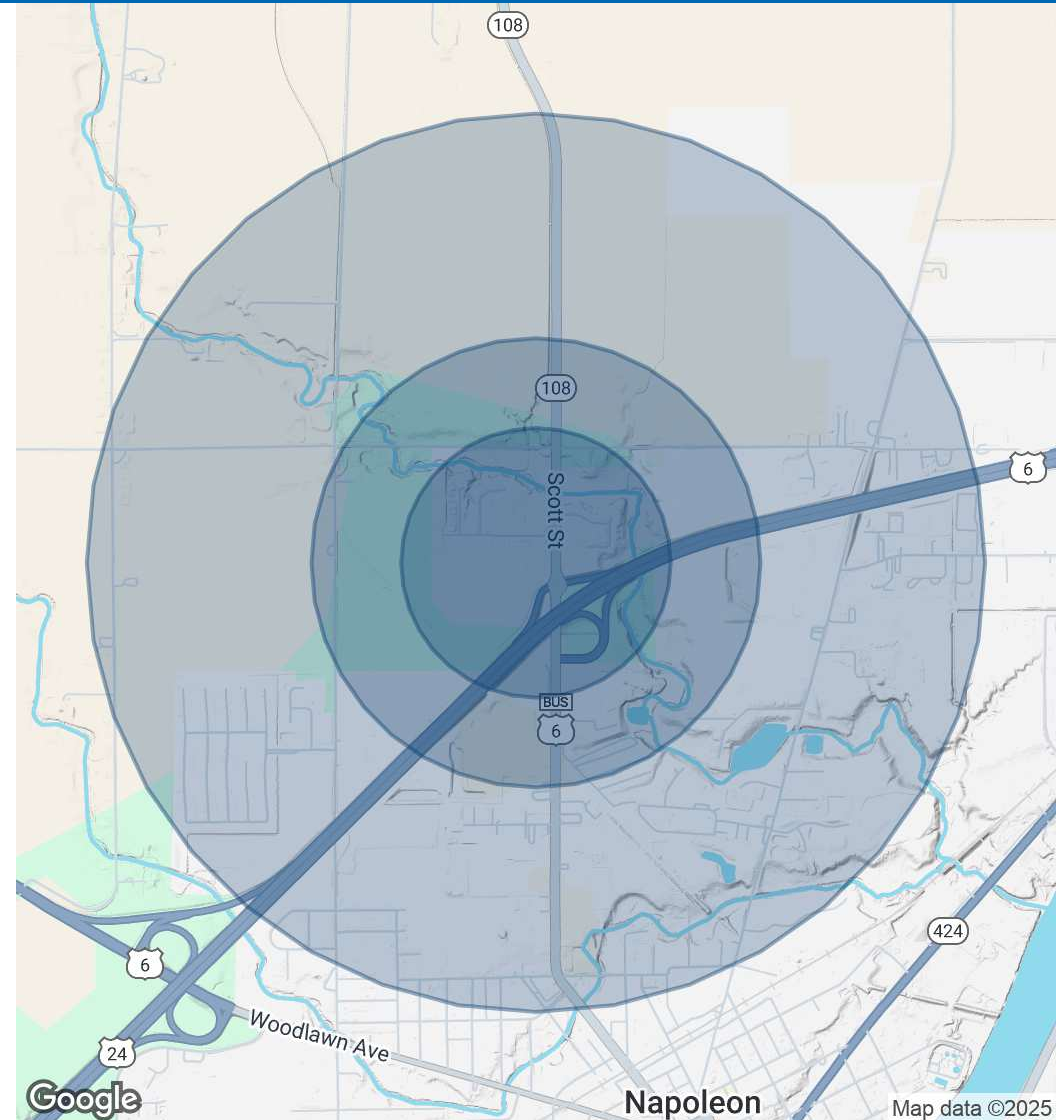
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## HOSPITALITY OFFERING FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	206	408	2,219
Average Age	42	43	42
Average Age (Male)	39	40	40
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	189	1,026
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$75,077	\$74,964	\$75,237
Average House Value	\$187,140	\$203,069	\$203,073

*Demographics data derived from AlphaMap*



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# Advisor Bios

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## Neeti Shah



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