

 SMITH DEAN BURGETT
HOTEL INVESTMENTS
SEASONS INN- TRAVERSE CITY, MICHIGAN



Website: <https://www.seasonsinntrc.com/>

Location: 1582 US-31 North, Traverse City, MI 49686

Facilities: Two story building with 43 rooms featuring an elevator, indoor pool, hot tub, breakfast room, and laundry room. The hotel offers free wireless high speed internet access, guest laundry, and fax/copy service. Recent renovations include; RFID locks, pool dehumidification system, new water heaters, new bedding, new room flooring, new hallway carpeting, new sprinkler heads throughout hotel, new roof and case goods in 2018. Hotel left Red Roof Inn and went independent in January 2019.

Market: Traverse City is known for being a four-season playground, and is now recognized and celebrated for quality cuisine, wine and culture. Miles of sugar-sand shoreline and near the Sleeping Bear Dunes National Lakeshore with romantic lighthouses and coastal villages. The glacier-sculpted landscape of orchards and vineyards includes 16 golf courses. Swimming, sailing, boating, paddle boarding, hiking and fishing are favorite warm weather activities, while winter turns the region into a playground for skiers, snowmobilers, snowshoers, and fat tire bikers.

Financials:	<u>2025</u>	<u>2024</u>	<u>2023</u>
Total Revenue:	\$1,066,599	\$1,099,101	\$1,135,142

Asking Price: \$3,750,000- Cash at closing.

Contact: Gary Smith or Meril Dean at (231) 941-1777. Do not contact the management or hotel staff. **SMITH DEAN BURGETT** is the seller's agent and will be compensated by the seller.

*The information contained herein and contained in any supplemental documents has been furnished by the seller or seller's representatives. The submitting broker is not responsible for misstatements of facts, errors, omissions, or withdrawal of the property from the market without notice. Prospective purchasers are urged to perform their own due-diligence.

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